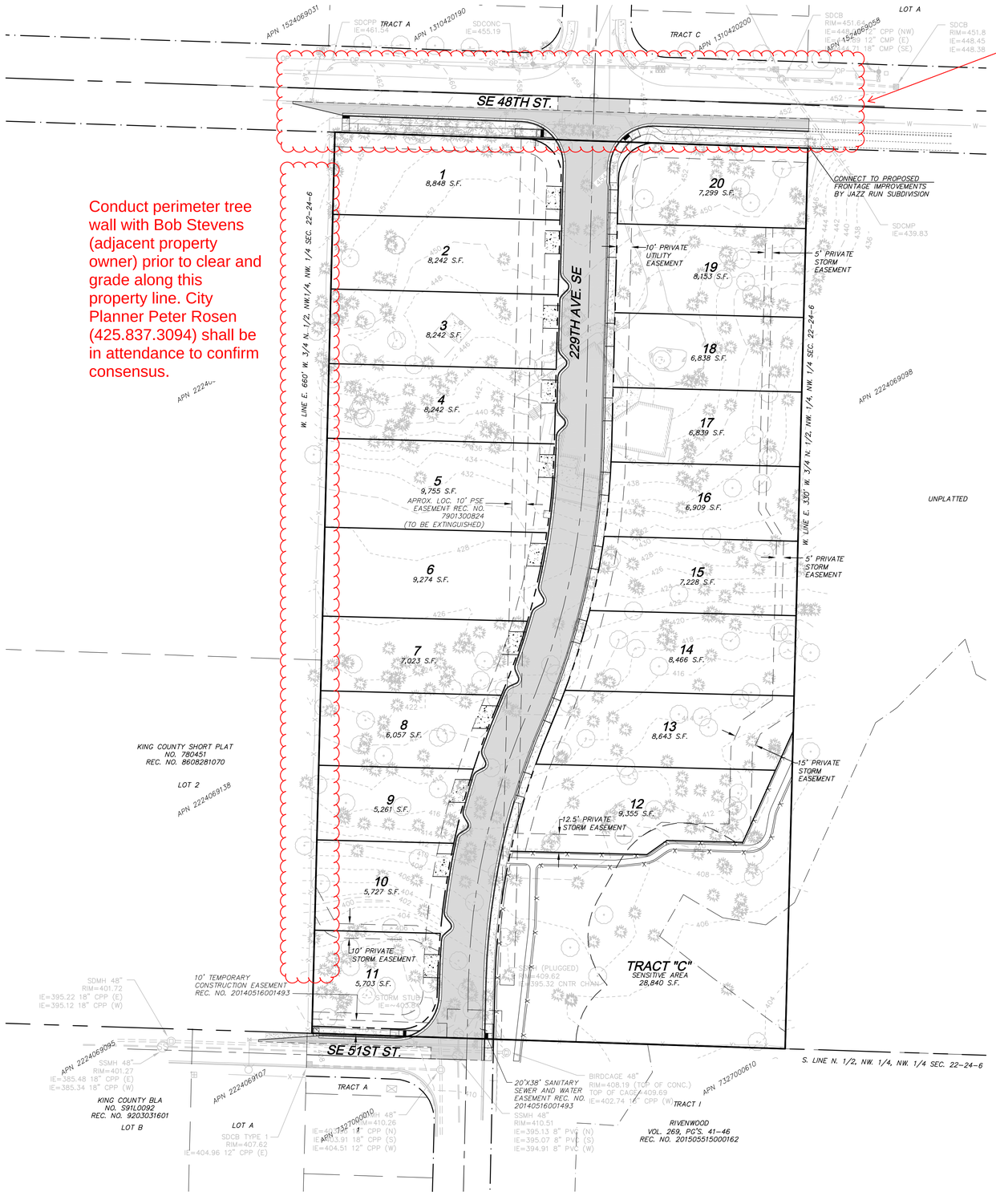
NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

SW15-00051

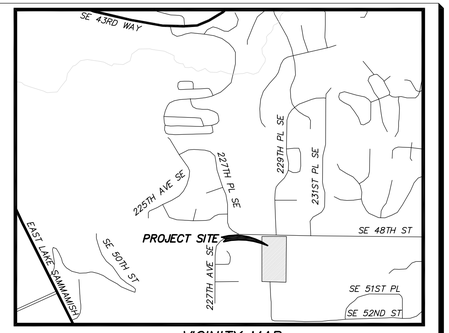


Conduct perimeter tree wall with Bob Stevens (adjacent property owner) prior to clear and grade along this property line. City Planner Peter Rosen (425.837.3094) shall be in attendance to confirm consensus.

APN 2224...

SE 48TH ST. R.O.W. NOTE:

ALL WORK WITHIN SE 48TH STREET RIGHT-OF-WAY UNDER SEPARATE PERMIT. CITY OF SAMMAMISH RIGHT-OF-WAY PERMIT SHALL BE OBTAINED PRIOR TO ANY WORK WITHIN THE SE 48TH STREET.



VICINITY MAP
1"=1,000'

PROJECT INFORMATION:

TOTAL EXISTING SITE AREA:	207,249.91 S.F. (4.76 ACRES)
SITE ADDRESS:	22923 SE 48TH STREET ISSAQUAH, WASHINGTON
TAX PARCEL NUMBER:	2224069117
PROPOSED NUMBER OF LOTS:	20
EXISTING ZONING:	SF-SL
PROPOSED ZONING:	SF-SL
SURROUNDING LAND USE:	LOW DENSITY RESIDENTIAL
SEWER DISTRICT:	SAMMAMISH PLATEAU 425-392-6256
WATER DISTRICT:	SAMMAMISH PLATEAU 425-392-6256
SCHOOL DISTRICT:	ISSAQUAH NO. 411
FIRE DISTRICT:	EASTSIDE FIRE AND RESCUE 425-313-3200
EXISTING LAND COVER:	MOSTLY TREES AND VEGETATION, SINGLE-FAMILY HOME
SOILS TYPE:	BeC, BEAUSITE GRAVELLY SANDY LOAM (TILL SOILS) No, NORMA SANDY LOAM (ALLUVIUM)
DRAINAGE CONDITIONS:	SURFACE RUNOFF, DISCHARGE SOUTH

PROJECT CONTACTS:

PROPERTY OWNER..... GGM INVESTMENTS, LLC
..... 9675 SE 36TH STREET, SUITE 105
..... MERCER ISLAND, WASHINGTON 98040

APPLICANT..... GGM INVESTMENTS, LLC
..... 9675 SE 36TH STREET, SUITE 105
..... MERCER ISLAND, WASHINGTON 98040
..... (206) 588-1147
..... CONTACT: CAROL ROZDAY
..... CAROL@AMERICANCLASSICHOMES.COM

CIVIL ENGINEER/SURVEYOR..... D.R. STRONG CONSULTING ENGINEERS, INC.
..... 620 7TH AVENUE
..... KIRKLAND, WASHINGTON 98033
..... (425) 827-3063
..... CONTACT: MAHER A. JOUDI, P.E.
..... MAHER.JOUDI@DRSTRONG.COM

WETLAND BIOLOGIST..... SEWALL WETLAND CONSULTING, INC..
..... PO BOX 880
..... FALL CITY, WASHINGTON 98024
..... (253) 859-0515
..... CONTACT: ED SEWALL
..... ESEWALL@SEWALLWC.COM

LANDSCAPE ARCHITECT..... VARLEY VARLEY VARLEY
..... 12743 NE 170TH LANE
..... WOODINVILLE, WASHINGTON 98072
..... (425) 466-9430
..... CONTACT: JEFF VARLEY
..... VARLEY_JEFF@HOTMAIL.COM

LEGAL DESCRIPTION:

LOT 2 OF KING COUNTY SHORT PLAT NUMBER 1078046 RECORDED UNDER RECORDING NUMBER 7907101093, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS:

N88°04'06"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTH QUARTER CORNER AND NORTHWEST SECTION CORNER OF SECTIO 22-24-6 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINTS 2266 AND 2267

VERTICAL DATUM:

NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

HORIZONTAL DATUM:

NAD 83/91 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) HORIZONTAL CONTROL

BENCHMARK:

1. KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINT 2267, FOUND MONUMENT AT THE NORTHWEST CORNER OF SECTION 22-24-6 ELEVATION = 474.19 FEET.

2. KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINT 2266, FOUND MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 22-24-6 ELEVATION = 397.51 FEET.

REFERENCES:

1. THE PLAT OF RIVENWOOD RECORDED IN VOLUME 269 OF PLATS, PAGES 41 THROUGH 46 UNDER RECORDING NUMBER 201505515000162.

2. THE PLAT OF CAMBRIA RECORDED IN VOLUME 143 OF PLATS PAGES 80 THROUGH 83 UNDER RECORDING NUMBER 8812070222, CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBER 20000215000122.

3. RECORD OF SURVEY RECORDED IN VOLUME 149 OF SURVEYS PAGE 275 UNDER RECORDING NUMBER 20020108900003.

SHEET INDEX:

CITY OF ISSAQUAH - ENGINEERING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION 09/07/2016

Not Approved

NORTH
GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FT.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

HAWK ESTATES

COVER SHEET
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C1
SHEET: 1 OF 19

R:\2015\0\15080\3\Drawings\Plots\Engineering\01-3CVR15080.dwg 3/17/2016 9:20:32 AM PDT COPYRIGHT © 2015, D.R. STRONG CONSULTING ENGINEERS INC.

NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089

2014 GENERAL NOTES FOR ISSAQUAH ROADS AND UTILITIES:

1. GENERAL

1.1. CONTRACTORS SHALL LIMIT ALL CONSTRUCTION ACTIVITIES AND HEAVY EQUIPMENT OPERATION TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY UNLESS ALTERNATIVE HOURS ARE APPROVED BY DSD.

1.2. CONTRACTORS SHALL HAVE A CITY OF ISSAQUAH BUSINESS LICENSE.

1.3. CONTRACTORS SHALL HAVE COPIES OF THE APPROVED PLANS, APPLICABLE CITY STANDARDS, AND THE SPILL RESPONSE PLAN ON-SITE AT ALL TIMES. THE "CITY STANDARDS" REFER TO THE CITY OF ISSAQUAH STREET STANDARDS DATED 2010, CITY OF ISSAQUAH WATER STANDARDS DATED OCTOBER 2013, AND CITY OF ISSAQUAH SEWER STANDARDS DATED 1988 AND REVISED 2005. GENERAL STANDARD DETAILS AND APPROVED MATERIALS LIST CAN CURRENTLY BE FOUND IN THE WATER STANDARDS AND APPLY TO ALL PROJECT ELEMENTS. SOME OF THESE CITY STANDARDS HAVE NOT BEEN STAMPED BY A PROFESSIONAL ENGINEER AND, PER WAC 196-23-020, THEY ARE PROVIDED AS ENGINEERING DESIGN AIDS ONLY. CONTRACTORS SHALL CONTACT THE ENGINEER AND DSD PRIOR TO USING ANY ELEMENTS OF THE CITY STANDARDS THAT ARE NOT SPECIFICALLY CALLED OUT IN THE GENERAL NOTES FOR ISSAQUAH ROADS & UTILITIES OR SHOWN ON THE PLANS & SPECIFICATIONS. CITY STANDARDS SHALL NOT BE APPROVED FOR USE UNLESS THEY ARE SPECIFICALLY REFERENCED IN THE APPROVED CONSTRUCTION PLANS OR THROUGH A DESIGN CHANGE APPROVED BY DSD.

1.4. CONTRACTORS SHALL REFUEL ALL EQUIPMENT ON-SITE USING DSD APPROVED METHODS AND PROCEDURES.

1.5. CONTRACTORS SHALL PROVIDE DSD INSPECTOR WITH A MATERIALS LIST A MINIMUM OF TEN WORKING DAYS BEFORE INSTALLATION. THE LIST SHALL INCLUDE MANUFACTURER AND/OR MODEL NUMBER (IF APPLICABLE) OF MATERIAL AND EQUIPMENT TO BE INSTALLED. THE MANUFACTURER'S TECHNICAL SPECIFICATIONS FOR PIPE, APPURTENANCES AND EQUIPMENT SHALL BE SUPPLIED TO DSD UPON REQUEST.

1.6. CONTRACTORS SHALL LAY ALL WATER, SEWER AND STORM DRAINAGE PIPELINES "UP-HILL" STARTING AT THE LOWEST MAIN ELEVATION. THE MAIN SHALL BE POSITIONED SO THAT THE BELL END IS ON THE HIGHER SIDE OF THE PIPE SEGMENT AND THE PLAIN END INSERTED INTO THE BELL END. PIPE ENDS SHALL NOT BE DRIVEN HOME, BUT SHALL BE POSITIONED WITH ADEQUATE ROOM FOR THERMAL EXPANSION OF THE PIPE NETWORK WITHOUT BUCKLING OR COMPRESSION OF THE JOINTS.

1.7. CONTRACTORS SHALL PLACE TRENCH BACKFILL IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12_INCHES IN THICKNESS IN NON-TRAVELED AREAS OR 6-INCHES IN TRAVELED AREAS. TRENCH BACKFILL LOCATED BETWEEN THE BOTTOM OF THE PIPE AND 6-INCHES ABOVE THE PIPE CROWN SHALL NOT CONTAIN ROCKS LARGER THAN 3-INCHES IN DIAMETER. TRENCH BACKFILL LOCATED ABOVE THE PIPE ZONE SHALL MEET WSDOT SPEC. 9-03.14(3) OR AS APPROVED BY DSD. TRENCH BACKFILL LOCATED WITHIN THE TOP 4-FEET SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. COMPACTION TESTING IN TRENCHES GREATER THAN 4 FT. IN DEPTH MAY BE ACCOMPLISHED BY MAINTAINING A COMPACTION PATTERN PROVEN TO MEET COMPACTION REQUIREMENTS. ALL NON WSDOT SPEC. MATERIAL SHALL INCLUDE GRADATION REPORT FOR DSD REVIEW AND APPROVAL PRIOR TO PLACEMENT.

1.8. CONTRACTORS SHALL NOT INSTALL ABOVE GROUND COPPER OR GALVANIZED MATERIALS OTHER THAN VAULT LIDS OR OTHER DSD APPROVED ITEMS.

1.9. DEVELOPER SHALL CONTRACT WITH A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO SUPERVISE ALL TRENCH AND ROADWAY BACKFILL AND SIGNIFICANT GRADING ACTIVITIES. CONSTRUCTION RECORDS OF SOIL PLACEMENT AND COMPACTION TESTING SHALL BE TRANSMITTED TO DSD ON A WEEKLY BASIS. ALL TESTS SHALL INCLUDE A MAP SHOWING THE TESTING LOCATION, THE ISSAQUAH SW (FORMERLY PUB) # AND NAME OF PLAN SET USED FOR CONSTRUCTION. A SEPARATE REPORT SHALL BE ISSUED FOR EACH SW #.

1.10. DEVELOPER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH DSD PRIOR TO ANY CONSTRUCTION ACTIVITY.

1.11. THE FOLLOWING ORDER OF PRECEDENCE SHALL APPLY IF THERE ARE INCONSISTENCIES BETWEEN THE DIFFERENT ELEMENTS OF THE CONSTRUCTION PLANS: 1) DSD APPROVED FIELD CHANGES, 2) DSD APPROVED DESIGN CHANGES, 3) DSD APPROVED PLANS & SPECIFICATIONS, 4) GENERAL NOTES FOR ISSAQUAH ROADS & UTILITIES, AND 5) WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION.

4. STORMWATER

4.1 CONTRACTORS SHALL CONSTRUCT STORM PIPELINES AS IDENTIFIED ON THE APPROVED MATERIALS LIST. PIPE SHALL BE RATED FOR H20 SURFACE LOADS WHEN INSTALLED IN AREAS SUBJECT TO TRAFFIC.

4.2 CONTRACTORS SHALL INSTALL VANE TYPE CATCH BASIN GRATES UNLESS OTHERWISE NOTED.

4.3 CONTRACTORS SHALL INSTALL A 2X4 POST STENCILED "STORM" IN 2-INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT PERMANENTLY MARKED. MARKER TO BE ATTACHED TO PIPE INVERT WITH MINIMUM 12 GAUGE WIRE. CONTRACTOR SHALL EXPOSE, SURVEY, AND BACKFILL ALL STUBS INSTALLED WITHOUT 2X4 POSTS AND INVERT ELEVATIONS. PROVIDING THE DEPTH TO THE STUB IS NOT ACCEPTABLE. CONTRACTOR MUST PROVIDE ACTUAL INVERT ELEVATION.

5. STREETS & SIDEWALKS

5.1 CONTRACTORS SHALL INSTALL PERMANENT ROADWAY MONUMENTS AT ALL PC'S, PT'S AND AT INTERSECTIONS. THE MONUMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS.

5.2 CONTRACTORS SHALL COMPACT ROADWAY SUBGRADE IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. RECYCLED ASPHALT PAVEMENT AND MINERAL AGGREGATE MAY BE USED FOR ROAD SUBGRADE IF APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL SUBGRADE SHALL BE INSPECTED BY DSD PRIOR TO PLACEMENT OF BASE COURSE AND OTHER ROADWAY MATERIALS. HOT MIX ASPHALT SHALL BE COMPACTED TO 92% OF THE MAXIMUM DENSITY.

5.3 CONTRACTORS SHALL REQUEST A PRE-FINAL LIFT (WEARING COURSE) INSPECTION FROM THE DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO FINAL LIFT PLACEMENT. THE DSD WILL INSPECT AND APPROVE THE ATB SURFACE PRIOR TO INSTALLATION OF THE FINAL LIFT. FINAL LIFT PAVING THAT IS PLACED WITHOUT DSD INSPECTION IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S SOLE COST.

5.4 DEVELOPER SHALL CONTRACT WITH A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO TEST THE SUBGRADE AT 200' MINIMUM SPACING FOR COMPLIANCE WITH THE COMPACTION STANDARD.

5.5 CONTRACTORS SHALL INSTALL CONCRETE SIDEWALKS WITH A BROOM FINISH AND 4-INCH SHINERS AT ALL EXPANSION JOINTS AND ALL EXPOSED EDGES, UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS WHERE SUBJECT TO TRAFFIC LOADS AND 4-INCH MINIMUM THICKNESS ELSEWHERE. EXPANSION JOINTS SHALL BE PLACED NO MORE THAN 20-FEET APART. CONCRETE SHALL BE PLACED OVER 4-INCHS OF COMPACTED SUBGRADE CONFORMING TO WSDOT 9-03.9(3).

5.6 CONTRACTORS SHALL REQUEST A PRE-POUR INSPECTION IN WRITING FROM DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO POURING ANY WHEELCHAIR RAMPS. DSD WILL INSPECT AND APPROVE THE WHEELCHAIR RAMP FORMS FOR ALIGNMENT BY SIGNING THE CONTRACTOR'S RED-LINE PLANS. WHEELCHAIR RAMPS THAT ARE POURED WITHOUT DSD INSPECTOR WRITTEN APPROVAL ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S SOLE COST. INSPECTION FOR ADA COMPLIANCE WILL BE CONDUCTED FOLLOWING THE CONCRETE POUR AND CURE.

5.7 SIDEWALKS, RAMPS, AND DRIVEWAYS THAT PROVIDE PEDESTRIAN ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: CHANGES IN LEVEL UP TO ¼-INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT, CHANGES IN LEVEL BETWEEN ¼_INCH AND ½-INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1V:2H, CHANGES IN LEVEL GREATER THAN ½-INCH SHALL NOT BE ALLOWED.

6. CLEARING, GRADING AND EARTHWORK

6.1 CONTRACTORS MAY WORK USING THE APPROVED TESC MEASURES SHOWN ON THE PLANS.. CONTRACTORS SHALL KEEP ALL ROADWAYS CLEAN AND FREE OF SEDIMENT, MUD, ROCK AND DEBRIS.

6.2 CONTRACTORS SHALL COMPACT ALL BUILDING AND PAVEMENT AREAS LOCATED OUTSIDE OF PUBIC RIGHTS-OF-WAYS IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR.

1. TESC COORDINATION
   a. THE APPLICANT MUST DESIGNATE A TESC SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE PERFORMANCE, MAINTENANCE, AND REVIEW OF TESC MEASURES AND FOR COMPLIANCE WITH ALL PERMIT CONDITIONS RELATING TO TESC. THE TESC SUPERVISOR SHALL BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD AS DEFINED BY THE DEPARTMENT OF ECOLOGY. NOTE: THE APPLICANT IS ULTIMATELY RESPONSIBLE FOR PERMIT COMPLIANCE, REGARDLESS OF WHO HIRES THE TESC SUPERVISOR.
   b. AN ONSITE TESC PRECONSTRUCTION MEETING SHALL BE HELD BEFORE ANY WORK BEGINS TO REVIEW IMPLEMENTATION OF THE TESC PLANS.
   c. ANY PERMANENT FLOW CONTROL OR WATER QUALITY FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. INFILTRATION FACILITIES SHALL NOT BE USED FOR TESC.
2. TESC INSTALLATION
   a. TESC FACILITIES ARE REQUIRED YEAR ROUND.
   b. A TESC FIELD PRECON IS REQUIRED WITH THE DSD INSPECTOR PRIOR TO CONSTRUCTION.
   c. THE TESC FACILITIES REQUIRED BY THE PERMIT MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE SEDIMENT-LADEN WATER DOES NOT ENTER THE CITY DRAINAGE SYSTEM, SURFACE WATERS, OR WETLANDS. ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF.
   d. THE BOUNDARIES OF ANY CLEARING LIMITS AND TREE PROTECTION INCLUDED IN THE PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE CLEARING LIMITS IS ALLOWED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION, UNTIL FINAL LANDSCAPING OR OTHER PERMANENT SITE STABILIZATION.
   e. ANY STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ONSITE ROADS AND PAVED AREAS SHALL BE KEPT CLEAN TO MINIMIZE TURBIDITY IN RUNOFF. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, SHALL BE REQUIRED IF NEEDED TO ENSURE SEDIMENT IS NOT TRACKED OUT TO CITY STREETS. ANY DIRT TRACKED ONTO CITY STREETS SHALL BE SWEPT AS NEEDED OR AS DIRECTED BY THE CITY OF ISSAQUAH. STREET SWEEPING IS NOT CONSIDERED A TESC MEASURE.
   f. TESC MEASURES SHALL BE APPLIED IN ACCORDANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL, "EROSION AND SEDIMENT CONTROL STANDARDS". FOR EXAMPLE, FOR STRAW MULCH, THE MINIMUM THICKNESS IS 2 TO 3 INCHES.
   g. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G. SEEDING, MULCHING, PLASTIC COVERING, ETC.). THESE TIME LIMITS MAY BE MODIFIED BY THE CITY TO ADDRESS SPECIFIC SITE CONDITIONS.
   h. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED OR OTHERWISE COVERED IN PREPARATION FOR THE WINTER RAINS. IF COVER MEASURES ARE NOT ESTABLISHED BY OCT 1, ADDITIONAL TESC MEASURES SHALL BE REQUIRED.
3. TURBIDITY MONITORING:
   a. DISCHARGE FROM THE PROJECT SITE SHALL NOT EXCEED THE NTU LIMIT AT ALL TIMES UP TO THE 10 YEAR/24 HOUR STORM EVENT. THIS EVENT IS DEFINED AS 3.5 INCHES OF RAINFALL OVER A 24 HOUR PERIOD, AS MEASURED AT THE CITY'S RAIN GAGE. THE DISCHARGE LIMIT TO A NATURAL WATER BODY IS 5 NTU OVER BACKGROUND, OTHERWISE THE LIMIT SHALL BE BE 100 NTU. EXCEEDANCE OF THE NTU LIMIT IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
   b. THE CITY OF ISSAQUAH WILL MEASURE THE TURBIDITY OF THE DISCHARGE AT THE DESIGNATED MONITORING POINTS TO VERIFY COMPLIANCE WITH THE DISCHARGE LIMIT. THE TESC SUPERVISOR SHALL BE NOTIFIED OF DISCHARGES ABOVE BACKGROUND OR 25 NTUS AS APPLICABLE, SO THAT ACTION CAN BE TAKEN TO KEEP DISCHARGES BELOW THESE THRESHOLD LEVELS. FOR PROJECT SITES WHERE DESIGNATING A MONITORING POINT IS NOT FEASIBLE (E.G. FLAT SITES), THE MONITORING LOCATIONS WILL BE AT THE DISCRETION OF THE CITY OF ISSAQUAH.
   c. MONITORING POINTS SHALL BE READILY ACCESSIBLE TO THE CITY OF ISSAQUAH AT ALL TIMES FOR ALL PHASES OF CONSTRUCTION.
4. ROUTINE TESC MAINTENANCE
   a. THE TESC FACILITIES SHALL BE INSPECTED BY THE TESC SUPERVISOR DAILY OR MORE OFTEN DURING RAINFALL, AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN DOCUMENTATION IS REQUIRED FOR DISCHARGES ABOVE THE THRESHOLD LEVELS AND SHALL BE READILY AVAILABLE AT THE PROJECT SITE.
   b. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
   c. THE TESC SUPERVISOR SHALL NOTIFY THE CITY OF ISSAQUAH PRIOR TO PUMPING ANY DISCHARGE OFFSITE OR TO CRITICAL AREAS.
   d. TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
5. UPDATED TESC PLANS
   a. REVISED TESC PLANS SHALL BE SUBMITTED TO THE CITY OF ISSAQUAH FOR REVIEW AND APPROVAL PRIOR TO SIGNIFICANT REVISIONS TO TESC MEASURES ARE NEEDED TO ADDRESS PROJECT PHASING OR CHANGED CONDITIONS.
   b. FAILURE TO PROVIDE AND MAINTAIN APPROVED TESC FACILITIES AT CONSTRUCTION SITES IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
6. OTHER POLLUTION CONTROL MEASURES
   a. THE CONTRACTOR SHALL USE THE APPROPRIATE POLLUTION CONTROL MEASURES TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER (SUCH AS RUNOFF FROM CONCRETE SLURRY) ENTERS THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR OTHERWISE LEAVES THE PROJECT SITE.

7. RECORD DRAWINGS

7.1. CONTRACTORS SHALL MAINTAIN HAND DRAWN RED-LINES, FIELD NOTES AND PHOTOGRAPHS ("FIELD DOCUMENTATION") OF ALL IMPROVEMENTS AS THE WORK PROGRESSES. CONTRACTOR'S FIELD DOCUMENTATION SHALL BE MAINTAINED ONSITE AND SHALL BE AVAILABLE AT ALL TIMES FOR DSD REVIEW. THE DSD INSPECTOR WILL PERIODICALLY REVIEW THE CONTRACTOR'S FIELD DOCUMENTATION AND WILL STOP WORK IF THE CONTRACTOR IS NOT MAINTAINING ADEQUATE RECORDS.

7.2. CONTRACTORS SHALL CONTRACT WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF WASHINGTON TO ACQUIRE ALL OF THE FIELD DATA REQUIRED TO CREATE THE RECORD DRAWINGS. THE CONTRACTOR'S SURVEYOR SHALL BE THE SURVEYOR OF RECORD FOR THE RECORD DRAWINGS. ALL FIELD LOCATIONS SHALL BE TIED TO AN EASILY MEASURED OBJECT IN THE FIELD SUCH AS LIGHT POLE, MANHOLE, CATCH BASIN, CURB HUB, ETC.

7.3. DEVELOPER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO PREPARE THE RECORD DRAWINGS. THE RECORD DRAWINGS SHALL FOLLOW THE SAME GENERAL FORMAT AS THE APPROVED CONSTRUCTION DRAWINGS AND THEY SHALL CONSIST OF A CLEAN SET OF MYLAR PRINTS WITH ALL CONSTRUCTION NOTES REMOVED AND NO CROSS-OUTS. RECORD DRAWINGS SHALL BE GENERATED USING THE FOLLOWING INFORMATION:

7.3.1. CONTRACTOR SUPPLIED SURVEY INFORMATION
7.3.2. CONTRACTOR'S FIELD DOCUMENTATION.
7.3.3. ENGINEER'S FIELD DOCUMENTATION.
7.3.4. DSD INSPECTOR'S FIELD DOCUMENTATION.
7.3.5. FIELD CHANGES AND DESIGN CHANGES.
7.3.6. THE APPROVED CONSTRUCTION DRAWINGS.

7.4. EACH SHEET OF THE RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING STATEMENTS AND SHALL BE STAMPED AND SIGNED BY THE ENGINEER OF RECORD AND THE SURVEYOR OF RECORD:

7.4.1. THE SURVEYOR OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:
"I _____ (THE SURVEYOR OF RECORD) HEREBY CERTIFY THAT THE SURVEY INFORMATION SHOWN ON THESE RECORD DRAWINGS ACCURATELY REFLECTS THE FIELD CONDITIONS AS OF _____."

7.4.2. THE ENGINEER OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:
"I _____ (THE ENGINEER OF RECORD) HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THESE RECORD DRAWINGS _____ MEET THE INTENT OF THE DESIGN.

THE INFORMATION SHOWN ON THESE RECORD DRAWINGS WAS COMPILED FROM THE FOLLOWING SOURCES: 1) SURVEY OF VISIBLE FEATURES, 2) CONTRACTOR NOTES, RED-LINES AND SURVEY DATA, 3) DSD INSPECTOR COMMENTS, AND 4) APPROVED CONSTRUCTION PLANS. THE ENGINEER OF RECORD CERTIFYING THESE RECORD DRAWINGS HAS NOT WITNESSED ALL ELEMENT OF CONSTRUCTION AND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN DATA PROVIDED BY THE CONTRACTOR, THE DSD OR THE SURVEYOR OF RECORD."

7.5. SANITARY SEWER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:

7.5.1. SEWER PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
7.5.2. MANHOLE TYPE, SIZE, LOCATION, RIM ELEVATION, INVERT ELEVATIONS, AND DROP STRUCTURES FEATURES.
7.5.3. SIDE SEWER MATERIAL, SIZE, LOCATION, AND INVERT ELEVATION.

7.6. WATER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:

7.6.1. WATER PIPELINE PLAN WITH PIPE MATERIAL, SIZE, LOCATION AND LENGTH.
7.6.2. WATER VALVE TYPE, MANUFACTURE DATE, SIZE, INVERT ELEVATION AND LOCATION.
7.6.3. WATER FITTING TYPE, SIZE, INVERT ELEVATION, BLOCKING DIMENSION AND LOCATION.
7.6.4. WATER MAIN INVERT ELEVATIONS AT 50' SPACING FOR ALL PIPE INSTALLED AT A DEPTH GREATER THAN 5'.
7.6.5. TYPE AND LOCATION OF THRUST RESTRAIN SYSTEM.
7.6.6. FIRE HYDRANT LOCATION.
7.6.7. BLOW-OFF SIZE AND LOCATION.
7.6.8. AIR & VACUUM RELIEF VALVE SIZE AND LOCATION.
7.6.9. WATER METER SIZE AND LOCATION.

7.7. STORM RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:

7.7.1. STORM PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
7.7.2. CATCH BASIN TYPE, SIZE, LOCATION, RIM ELEVATION, AND INVERT ELEVATIONS.
7.7.3. FLOW CONTROL STRUCTURE TYPE, SIZE, LOCATION, RIM ELEVATION, ORIFICE SIZE, OVERFLOW ELEVATIONS, ETC.
7.7.4. LOT DRAIN SIZE, LOCATION AND INVERT ELEVATION.
7.7.5. RETENTION/DETENTION SYSTEM PLAN AND PROFILES WITH VOLUME, OPERATING LEVELS, OVERFLOW ELEVATIONS, AND OTHER PERTINENT ENGINEERING AND OPERATIONAL FEATURES AND COMPONENTS.

7.8. ROADWAY RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:

7.8.1. CENTERLINE PROFILE WITH ELEVATIONS AT INTERSECTIONS, PVI'S, BVC'S, AND EVC'S, INCLUDE VERTICAL CURVE DATA.
7.8.2. GUTTER LINE ELEVATIONS AT ¼ POINTS OF INTERSECTION RADIUS RETURNS, INCLUDE CURVE DATA, AND AT ROADWAY WIDTH TRANSITION POINTS.
7.8.3. CHANNELIZATION TYPE AND LOCATION.
7.8.4. SIGNAGE TYPE AND LOCATION.
7.8.5. ILLUMINATION TYPE AND LOCATION.
7.8.6. RIGHT-OF-WAY MONUMENTATION

8. SITE SAFETY

8.1. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCY SAFETY STANDARDS.

CITY OF ISSAQUAH : ENGINEERING REVIEW
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O 425.827.3063 F 425.827.2423

HAWK ESTATES
GENERAL NOTES
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

MAHER JOLDI PROFESSIONAL ENGINEER 16

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

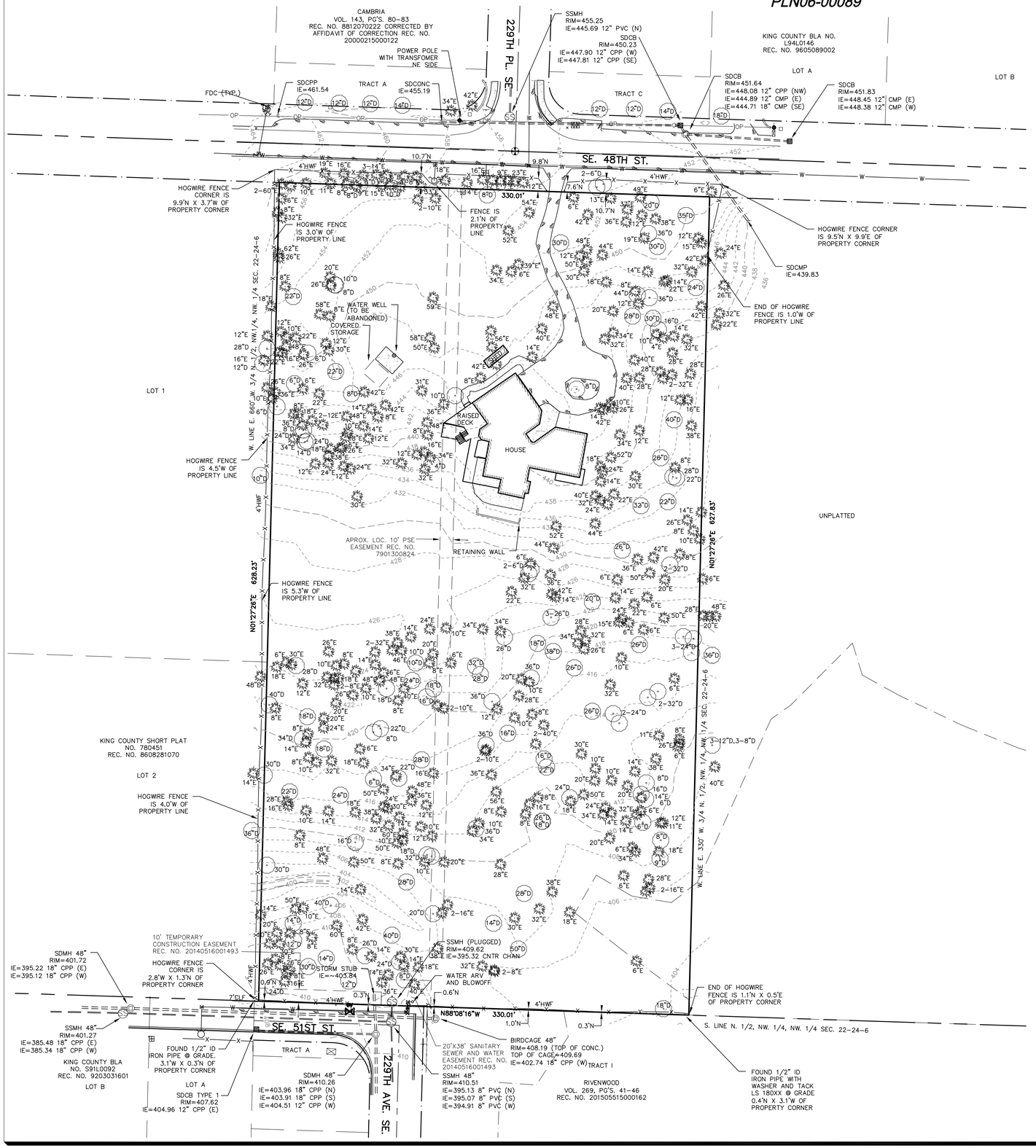
DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C2
SHEET: 2 OF 19

NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089



BASIS OF BEARINGS:

N88°04'06"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTH QUARTER CORNER AND NORTHWEST SECTION CORNER OF SECTIO 22–24–6 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINTS 2266 AND 2267

VERTICAL DATUM:

NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

VERTICAL DATUM:

NAD 83/91 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) HORIZONTAL CONTROL

BENCHMARK:

1. KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINT 2267, FOUND MONUMENT AT THE NORTHWEST CORNER OF SECTION 22–24–6 ELEVATION = 474.19 FEET.

2. KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINT 2266, FOUND MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 22–24–6 ELEVATION = 397.51 FEET.

REFERENCES:

1. THE PLAT OF RIVENWOOD RECORDED IN VOLUME 269 OF PLATS, PAGES 41 THROUGH 46 UNDER RECORDING NUMBER 201505515000162.

2. THE PLAT OF CAMBRIA RECORDED IN VOLUME 143 OF PLATS PAGES 80 THROUGH 83 UNDER RECORDING NUMBER 8812070222, CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBER 20000215000122.

3. RECORD OF SURVEY RECORDED IN VOLUME 149 OF SURVEYS PAGE 275 UNDER RECORDING NUMBER 20020108900003.

LEGAL DESCRIPTION:

LOT 2 OF KING COUNTY SHORT PLAT NUMBER 1078046 RECORDED UNDER RECORDING NUMBER 7907101093, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE THIRD REPORT ORDER NUMBER 4243–2475472 DATED AUGUST 6, 2015. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 12, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2015.

3. PROPERTY AREA = 207,250± SQUARE FEET (4.7578± ACRES).

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332–130–090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

EXISTING LEGEND:

✠	FOUND MONUMENT AS NOTED
○	FOUND 1–3/8" PUNCHED BRASS DISC STAMPED "BRH LS 28072" EXCEPT AS NOTED OTHERWISE
▭	ROAD SIGNAGE
⊠	POWER METER
●—	POWER POLE
⊶	STREET LIGHT
⊠	STREET LIGHT CONTROL BOX
	FIRE HYDRANT
⋈	WATER VALVE
⊡	STORM DRAIN MANHOLE
▨	CATCH BASIN
SS	SANITARY SEWER MANHOLE
GV	GAS VALVE
⊠	GAS METER
	DECIDUOUS TREE
	EVERGREEN TREE
VBF	VERTICAL BOARD FENCE
CLF	CHAINLINK FENCE
SRF	SPLIT RAIL FENCE
— — —	SANITARY SEWER LINE
= = = = =	STORM LINE
OP	OVERHEAD POWER
P	POWER PAINT
G	GAS PAINT
W	WATER PAINT
C	CABLE PAINT
	EDGE OF PAVEMENT

TITLE RESTRICTIONS:

1. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK–UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9307301617, 9811051363, 20040414002865, 20041201000040, 20060126001770, 20110106000751, 20110106000800, 20110106000801, 20110106000802, 20130917002142, 20130917002143, 20130917002144, 20130917002145, 20141201000777, 20141201000778, 20141201000779 AND 20141201000780.

2. THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF POSTAL TELEGRAPH CABLE COMPANY TO CONSTRUCT AND MAINTAIN LINES OF TELEGRAPH INCLUDING NECESSARY POLES AND FIXTURES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 717667.

3. THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2887472.

4. THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7901300824, SAID INSTRUMENT IS A RE–RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 7708120820.

5. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NO. 1078046 RECORDED UNDER RECORDING NUMBER 7907101093.

6. THIS SITE IS SUBJECT TO AND THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT FOR FUTURE CONNECTION TO SEWER AGREEMENT BETWEEN SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AND BARBARA E. HAWLEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010822000795 AND THE MODIFICATION AND/OR AMENDMENT THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20080729001593.

7. THIS SITE IS SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NUMBER 20020108900003.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RELEASE" REGARDING AN ENTRANCE GATE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050422002077.

9. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN BARBARA HAWLEY AND SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20140516001493.

10. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SHARED DETENTION FACILITY AGREEMENT BETWEEN SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA, D.R. HORTON AND BARBARA HAWLEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20140801000375.

11. THIS SITE IS SUBJECT TO THE RIGHTS OF THE STATE OF WASHINGTON IN AND TO ANY PORTION, IF ANY, LYING IN THE BED OR FORMER BED OF WINTER CREEK, IF IT IS NAVIGABLE.

12. THIS SITE IS SUBJECT TO ANY QUESTION THAT MAY ARISE DUE TO THE SHIFTING AND/OR CHANGING IN THE COURSE OF WINTER CREEK.

13. THIS SITE IS SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.

CITY OF ISSAQUAH - ENGINEERING REVIEW
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5/19/2016

NORTH
GRAPHIC SCALE
0 20 40 80
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O 425.827.3063 F 425.827.2423

HAWK ESTATES

EXISITING TOPOGRAPHY
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C3
SHEET: 3 OF 19

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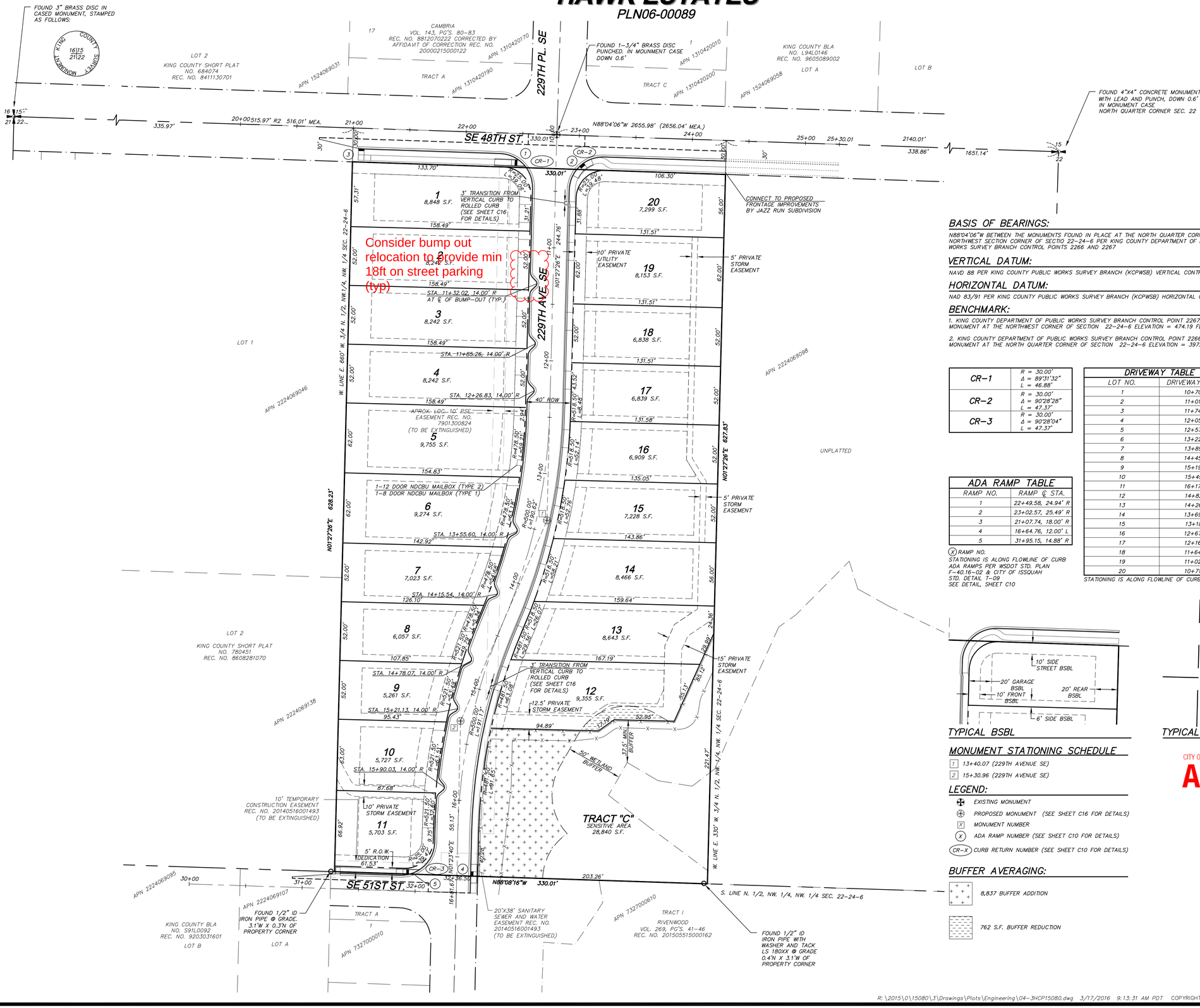
NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089



BASIS OF BEARINGS:

N88°04'06"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTH QUARTER CORNER AND NORTHWEST SECTION CORNER OF SECTIO 22-24-6 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINTS 2266 AND 2267

VERTICAL DATUM:

NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

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2. KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINT 2266, FOUND MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 22-24-6 ELEVATION = 397.51 FEET.

CR-1	R = 30.00' Δ = 89°31'32" L = 46.88'
CR-2	R = 30.00' Δ = 90°28'28" L = 47.37'
CR-3	R = 30.00' Δ = 90°28'04" L = 47.37'

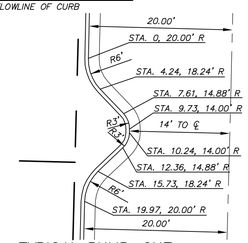
ADA RAMP TABLE	
RAMP NO.	RAMP ℄ STA.
1	22+49.58, 24.94' R
2	23+02.57, 25.49' R
3	21+07.74, 18.00' R
4	16+64.76, 12.00' L
5	31+95.15, 14.88' R

(X) RAMP NO.
STATIONING IS ALONG FLOWLINE OF CURB
ADA RAMPS PER WSDOT STD. PLAN F-40.16-02 & CITY OF ISSQUAH STD. DETAIL T-09
SEE DETAIL, SHEET C10

DRIVEWAY TABLE	
LOT NO.	DRIVEWAY ℄ STA.
1	10+70.32
2	11+01.32
3	11+74.32
4	12+05.32
5	12+57.86
6	13+22.84
7	13+89.18
8	14+45.82
9	15+19.02
10	15+49.31
11	16+17.34
12	14+82.71
13	14+26.16
14	13+69.48
15	13+18.31
16	12+67.90
17	12+16.74
18	11+64.74
19	11+02.74
20	10+71.74

STATIONING IS ALONG FLOWLINE OF CURB

TYPICAL BSBL



TYPICAL BUMP-OUT 1"=10'

MONUMENT STATIONING SCHEDULE

1 13+40.07 (229TH AVENUE SE)
2 15+30.96 (229TH AVENUE SE)

LEGEND:

- EXISTING MONUMENT
- PROPOSED MONUMENT (SEE SHEET C16 FOR DETAILS)
- [X] MONUMENT NUMBER
- (X) ADA RAMP NUMBER (SEE SHEET C10 FOR DETAILS)
- (CR-X) CURB RETURN NUMBER (SEE SHEET C10 FOR DETAILS)

BUFFER AVERAGING:

8,837 BUFFER ADDITION

762 S.F. BUFFER REDUCTION

CITY OF ISSAQUAH · ENGINEERING REVIEW
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6/02/2016
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NORTH
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O 425.827.3063 F 425.827.2423

HAWK ESTATES

HORIZONTAL CONTROL PLAN
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C4
SHEET: 4 OF 19

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NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

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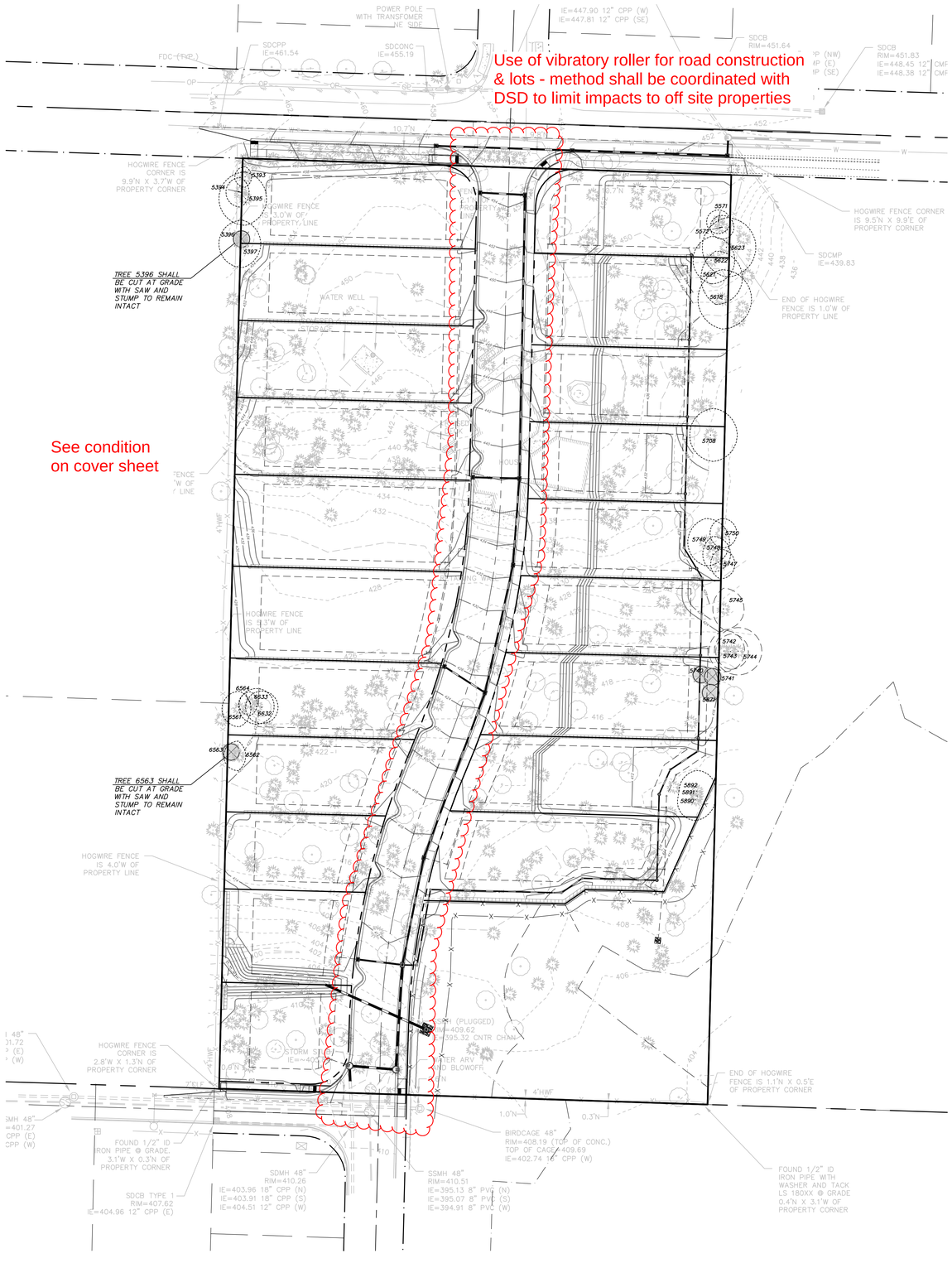

LEGEND:

- LIMIT OF DISTURBANCE OF RETAINED TREE
- LIMIT OF DISTURBANCE OF OFFSITE TREE
- TREE TO BE REMOVED; NOT SUITABLE FOR RETENTION

NOTE:

HEALTH ASSESSMENT AND LIMITS OF DISTURBANCE PER ARBORIST REPORT DATED MARCH 24, 2016 BY GREENFOREST INC.

CITY OF ISSAQUAH - ENGINEERING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION 05/02/2016

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O 425.827.3063 F 425.827.2423

HAWK ESTATES

TREE RETENTION PLAN
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
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DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C5
SHEET: 5 OF 19

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NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

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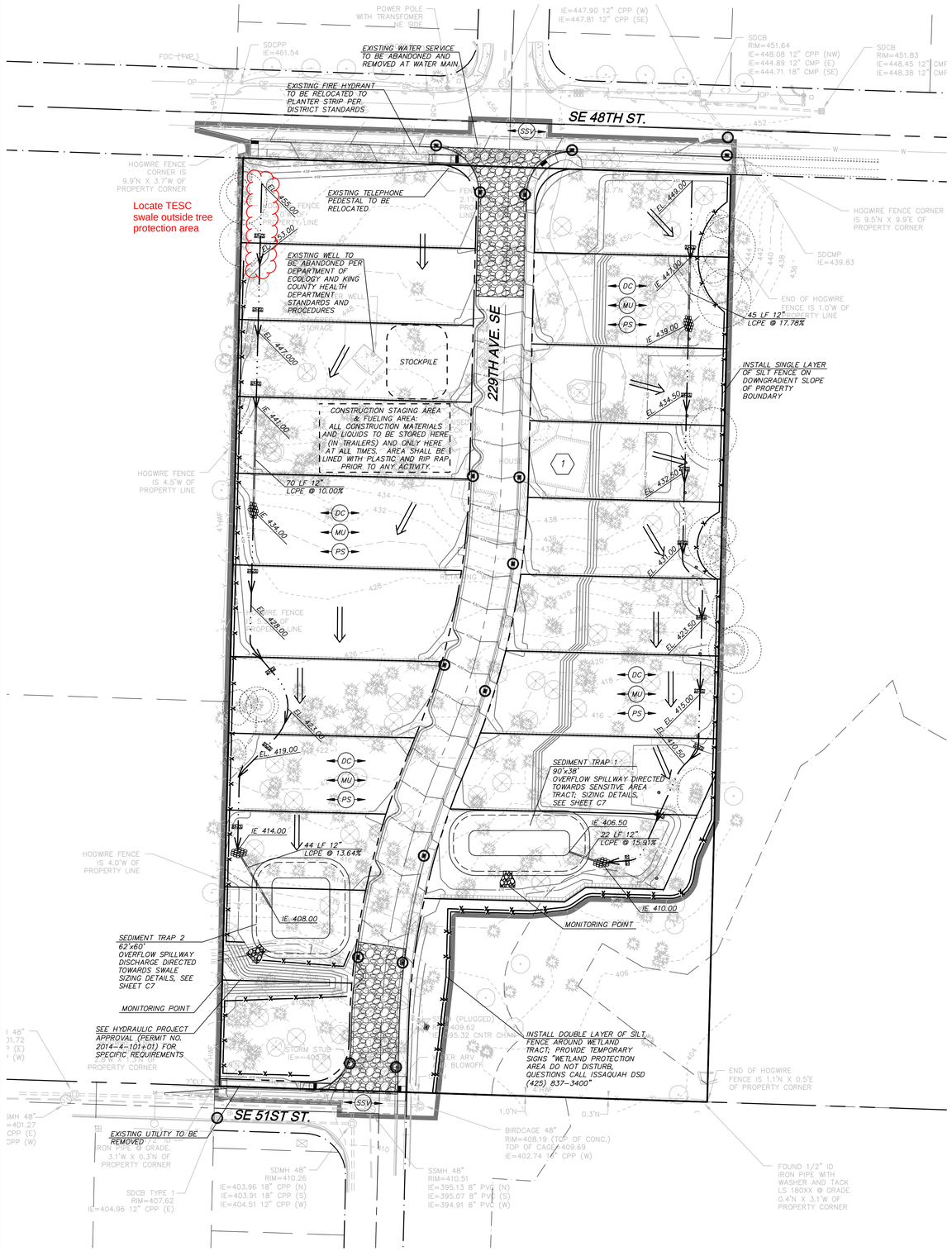

CONSTRUCTION SEQUENCE

(1) PRE-CONSTRUCTION MEETING.

(2) FLAG OR FENCE CLEARING LIMITS. OFFSITE SURVEY IN FIELD. CLEARING LIMITS MUST BE APPROVED BY CITY PRIOR TO CLEARING.

(3) POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.

(4) GRADE AND INSTALL CONSTRUCTION ENTRANCE AT NORTH AND SOUTH ENDS OF PROJECT.

(5) INSTALL PERIMETER PROTECTION (SILT FENCE, SWALES, AND SEDIMENT TRAPS)

(6) STABILIZED CONSTRUCTION ROAD

(7) INSTALL STORM DRAINAGE COLLECTION SYSTEM.

(8) MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH WSDOT BMP STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

(9) RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF KENT TESC MINIMUM REQUIREMENTS.

(10) STABILIZING EXPOSED SOIL. THE APPLICANT SHALL STABILIZE DENUDED AREAS AND SOIL STOCKPILES AS FOLLOWS:

(I) FROM OCTOBER 1 TO APRIL 30, NO SOIL MAY REMAIN EXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOIL MAY REMAIN EXPOSED FOR MORE THAN 7 DAYS. ON PORTIONS OF THE SITE WHERE ACTIVE GRADING IS IN PROGRESS, THE DIRECTOR MAY EXTEND THE DEADLINE FOR SOIL STABILIZATION UPON DETERMINING THAT THE LIKELIHOOD OF EROSION IMPACTS IS LOW BASED ON THE TYPE AND AMOUNT OF SOIL EXPOSED, SITE TOPOGRAPHY, THE POTENTIAL FOR DISCHARGE TO CRITICAL AREAS AND LAKES, AND OTHER FACTORS. UPON FINDING A RISK OF EROSION, THE APPLICANT SHALL IMMEDIATELY APPLY SOIL STABILIZATION, REGARDLESS OF ANY PREVIOUSLY ESTABLISHED DEADLINE, AND THE CITY INSPECTOR MAY REQUIRE IMMEDIATE STABILIZATION AT ANY TIME FOR THIS PURPOSE. THE APPLICANT SHALL KEEP MATERIALS, EQUIPMENT, AND OTHER RESOURCES ON SITE AT ALL TIMES, IN ADEQUATE QUANTITIES TO IMMEDIATELY STABILIZE ALL SOIL;

(II) DENUDED AREAS SHALL BE COVERED BY MULCH, SOD, PLASTIC, OR OTHER BMP IN THE SNOHOMISH COUNTY DRAINAGE MANUAL OR APPROVED BY THE DIRECTOR;

(III) SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT RETENTION BMPS WITHIN 24 HOURS OF FORMATION TO PREVENT SOIL LOSS; AND

(IV) GRADING AND CONSTRUCTION SHALL BE TIMED AND CONDUCTED IN STAGES TO MINIMIZE SOIL EXPOSURE;

(11) UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.

EROSION AND SEDIMENTATION CONTROL NOTES:

See City of Issaquah General Notes which shall prevail, if these notes conflict with COI General Notes.

(1) APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)

(2) THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

(3) THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

(4) STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

(5) THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

(6) THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).

(7) THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

(8) ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

(9) ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

(10) THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

(11) AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

(12) COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.

(13) PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY INSPECTOR FOR REVIEW.

LEGEND:

- CONSTRUCTION LIMITS, TO BE FLAGGED OR FENCED WHEN NO SILT FENCE IS PROPOSED (TO BE APPROVED BY CITY PRIOR TO CLEARING)
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- DC — DUST CONTROL
- MU — MULCHING, MATTING, & COMPOST BLANKETS
- INLET PROTECTION
- PS — PERMANENT SEEDING AND PLANTING
- PC — PLASTIC COVERING
- SSV — STREET SWEEPING & VACUUMING
- INTERCEPTOR SWALE
- ROCK CHECK DAM EVERY 50'
- TREE PROTECTION FENCE
- DRIPLINE OF TREE TO BE RETAINED WITHIN DEVELOPABLE AREA
- 12" TEMPORARY CULVERT
- 1 — REMOVE EXISTING STRUCTURE
- TREE TO BE REMOVED

DEWATERING NOTE

SITE GRADING IS NOT ANTICIPATED TO REQUIRE DEWATERING. SHOULD DEWATERING BECOME NECESSARY, CONTRACTOR TO CONSULT PROJECT ENGINEER, GEOTECHNICAL ENGINEER AND THE CITY OF ISSAQUAH.

FUELING NOTE

ALL TRUCK AND EQUIPMENT FUELING SHALL BE DONE IN THE CONSTRUCTION STAGING AREA VIA FUEL TRUCK. NO ONSITE FUEL STORAGE SHALL TAKE PLACE.

SLOPE PROTECTION NOTE

BLANKETS/NETS SHALL BE INSTALLED ON ALL EXPOSED SLOPES AT OR GREATER THAN 2:1

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PARCEL NO. 2224069117

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DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C6
SHEET: 6 OF 19

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NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

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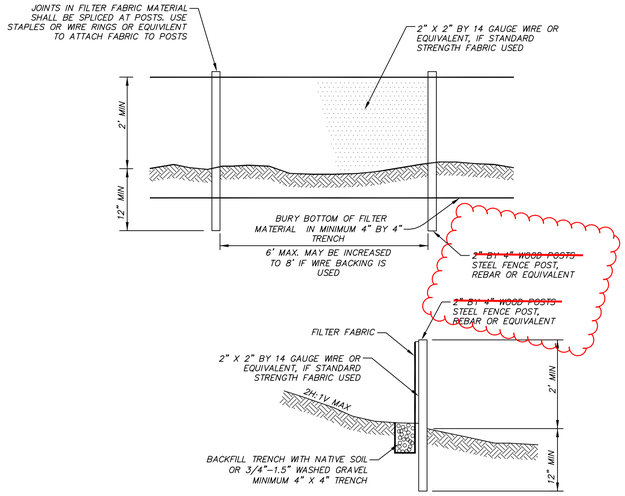


SILT FENCE NOTES:

1. SEE ADJACENT DETAIL
2. THE GEOTEXTILE USED MUST MEET THE FOLLOWING SPECIFICATIONS:

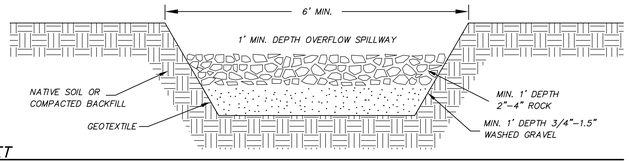
AOS (ASTM D-4751)	30-100 SIEVE SIZE FOR SILT FILM 50-100 SIEVE SIZE FOR OTHER FABRICS
WATER PERMITTIVITY (ASTM D-4491)	0.02 SEC-1 MIN
GRAB TENSILE STRENGTH (ASTM D-4632)	180 LBS MIN. FOR EXTRA STRENGTH FABRIC 100 LBS PER MINUTE STANDARD STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D-4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D-4355)	70% MIN.

A COPY OF THE MANUFACTURERS' FABRIC SPECIFICATIONS MUST BE AVAILABLE ONSITE

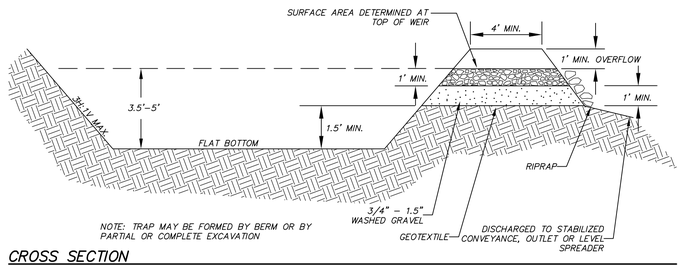
3. STANDARD STRENGTH FABRIC REQUIRES WIRE BACKING TO INCREASE THE STRENGTH OF THE FENCE. WIRE BACKING OR CLOSER POST SPACING MAY BE REQUIRED FOR EXTRA STRENGTH FABRIC IF FIELD PERFORMANCE WARRANTS A STRONGER FENCE. 4. WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.

SILT FENCE DETAIL

NTS



OUTLET



NOTE: TRAP MAY BE FORMED BY BERM OR BY PARTIAL OR COMPLETE EXCAVATION

CROSS SECTION

TEMPORARY SEDIMENT TRAP DETAIL

SEDIMENT TRAP 1 SIZING SUMMARY:

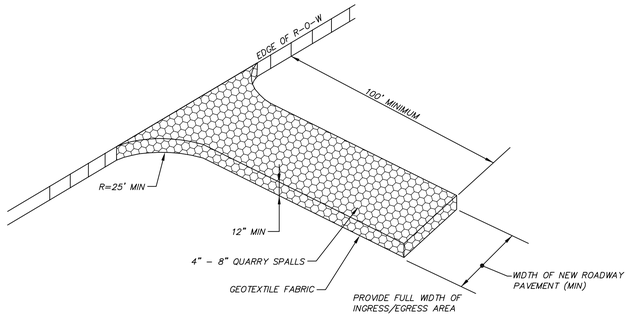
THE SEDIMENT TRAP WAS SIZED USING THE REQUIREMENTS STATED IN APPENDIX 'D' OF THE 2009 KCSWDM SECTION D.3.5.1 WHICH REQUIRES 2080 S.F. OF SURFACE AREA PER CFS OF INFLOW WHICH WAS CALCULATED USING KCRTS (15 MIN TIME STEPS) TO ANALYZE THE DEVELOPED SITE CONDITIONS.

TRAP (CATCHMENT AREA: 1.847 AC.)
10-YEAR PEAK FLOW RATE.....1.420 CFS
REQUIRED SURFACE AREA.....2,954 S.F.
PROVIDED SURFACE AREA.....3,200 S.F.

SEDIMENT TRAP 2 SIZING SUMMARY:

THE SEDIMENT TRAP WAS SIZED USING THE REQUIREMENTS STATED IN APPENDIX 'D' OF THE 2009 KCSWDM SECTION D.3.5.1 WHICH REQUIRES 2080 S.F. OF SURFACE AREA PER CFS OF INFLOW WHICH WAS CALCULATED USING KCRTS (15 MIN TIME STEPS) TO ANALYZE THE DEVELOPED SITE CONDITIONS.

TRAP (CATCHMENT AREA: 2.007 AC.)
10-YEAR PEAK FLOW RATE.....1.550 CFS
REQUIRED SURFACE AREA.....3,224 S.F.
PROVIDED SURFACE AREA.....3,500 S.F.



NOTES:

1. SEE ADJACENT DETAIL.
2. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS.

   GRAB TENSILE STRENGTH (ASTM D-4751).....200 PSI
   GRAB TENSILE ELONGATION (ASTM D-4632).....30% MAX.
   MULLEN BURST STRENGTH (ASTM D-3786-80A).....400 PSI MIN.
   AOS (ASTM D-4751).....20-45 (U.S. STANDARD SIEVE SIZE)

3. HOG FUEL MAY BE SUBSTITUTED FOR OR COMBINED WITH QUARRY SPALLS IN AREAS THAT WILL NOT BE USED FOR PERMANENT ROADS. THE EFFECTIVENESS OF HOG FUEL IS HIGHLY VARIABLE, BUT IT HAS BEEN USED SUCCESSFULLY ON MANY SITES. IT GENERALLY REQUIRES MORE MAINTENANCE THAT QUARRY SPALLS. THE INSPECTOR MAY AT ANY TIME REQUIRE THE USE OF QUARRY SPALLS IF THE HOG FUEL IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT OR IF THE HOG FUEL IS BEING CARRIED ONTO PAVEMENT. HOG FUEL IS PROHIBITED FROM PERMANENT ROADBEDS BECAUSE ORGANICS IN THE SUB-GRADE SOILS CAUSE DIFFICULTIES WITH COMPACTION.
4. FENCING SHALL BE INSTALLED AS NECESSARY TO RESTRICT TRAFFIC TO THE CONSTRUCTION ENTRANCE.
5. WHENEVER POSSIBLE, THE ENTRANCE SHALL BE CONSTRUCTED ON A FIRM, COMPACTED SUBGRADE. THIS CAN SUBSTANTIALLY INCREASE THE EFFECTIVENESS OF THE PAD AND REDUCE THE NEED FOR MAINTENANCE.

STABILIZED CONSTRUCTION ENTRANCE

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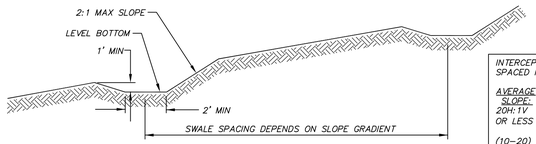


INTERCEPTOR SWALES SHALL BE SPACED HORIZONTALLY AS FOLLOWS:

AVERAGE SLOPE:	SLOPE PERCENT:	FLOWPATH LENGTH:
20H:1V OR LESS	3-5%	300'
(10-20) H:1V	5-10%	200'
(4-10) H:1V	10-25%	100'
(2-4) H:1V	25-50%	50'

MAINTENANCE STANDARDS

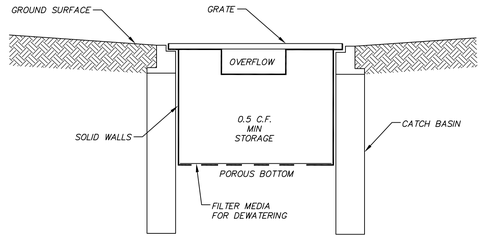
1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.
2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE DIKES/SWALES SHALL BE INCREASED.

INTERCEPTOR SWALE

NTS

MAINTENANCE STANDARDS

1. ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FEET SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS DESIGN CAPACITY.
2. IF THE CHANNEL CAPACITY IS INSUFFICIENT FOR THE DESIGN FLOW, IT MUST BE DETERMINED WHETHER THE PROBLEM IS LOCAL (E.G., A CONSTRUCTION OR BEND) OR THE CHANNEL IS UNDER-DESIGNED. IF THE PROBLEM IS LOCAL, THE CHANNEL CAPACITY MUST BE INCREASED THROUGH CONSTRUCTION OF A BERM(S) OR BY EXCAVATION. IF THE PROBLEM IS UNDER-DESIGN, THE DESIGN ENGINEER SHALL BE NOTIFIED AND THE CHANNEL REDESIGNED TO A MORE CONSERVATIVE STANDARD TO BE APPROVED BY KING COUNTY.
3. THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIPRAP OR AN EROSION CONTROL BLANKET OR NET.

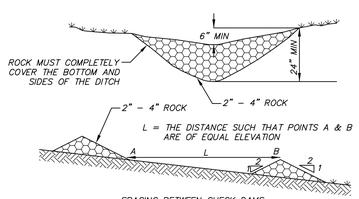


INSERT NOTES:

1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON SITE OR HAULED OFF SITE.
2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE.
3. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.

CATCH BASIN INSERT CROSS-SECTION

NTS



SPACING BETWEEN CHECK DAMS

ROCK CHECK DAM

NTS

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PARCEL NO. 2224069117

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(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C7
SHEET: 7 OF 19

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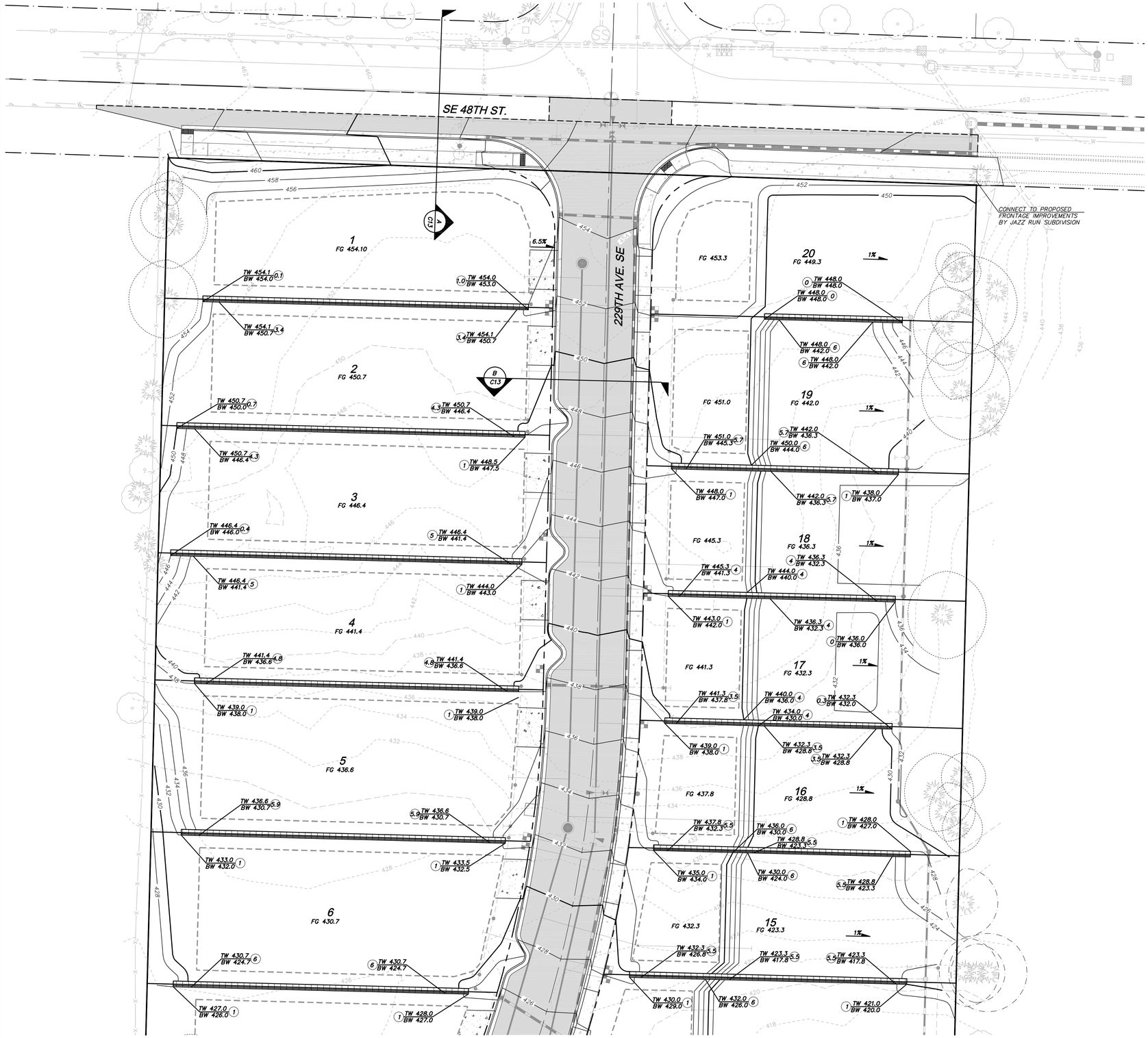

MATCHLINE, SEE SHEET C9

FG ELEVATION NOTE

FG ELEVATION CALLOUTS REFER TO FINISHED GRADE ELEVATION, NOT STRUCTURAL PAD ELEVATION

SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
6,845	10,896	4,051 FILL

ALL VOLUMES ARE APPROXIMATE. THE VOLUMES DO NOT INCLUDE EXPANSION FACTOR OR ANY SOIL TYPE RESTRICTIONS. THE VOLUMES DO NOT INCLUDE STRUCTURAL EXCAVATION FOR BUILDINGS.

BASIS OF BEARINGS:

N88°04'06"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTH QUARTER CORNER AND NORTHWEST SECTION CORNER OF SECTIO 22-24-6 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINTS 2266 AND 2267

VERTICAL DATUM:

NAVD 88 PER KCDPWSB VERTICAL CONTROL

BENCHMARK:

1. KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINT 2267, FOUND MONUMENT AT THE NORTHWEST CORNER OF SECTION 22-24-6 ELEVATION = 474.19 FEET.

2. KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINT 2266, FOUND MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 22-24-6 ELEVATION = 397.51 FEET.

NOTES:

1. MONUMENTS SHALL CONFORM TO DETAIL PER SHEET C16.
2. FINAL PLAT TO IDENTIFY LOT CORNERS AND OTHER MONUMENTATION.

WALL NOTES:

1. ALL WALLS ARE TO BE LOCK AND LOAD WALLS UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE PRIVATE.
3. ALL WALLS OVER 4-FEET IN HEIGHT AT ANY POINT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, REQUIRE A SEPARATE BUILDING PERMIT.
4. FENCE HEIGHT AT TOP OF WALL LIMITED TO COMBINED HEIGHT OF 10-FEET AND FENCE HEIGHT MAY INCREASE BY 1-FOOT FOR EACH 1.5-FOOT SETBACK FROM WALL.

LEGEND:

- - - - - - PAD GRADE

LOCK AND LOAD WALL

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PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

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SHEET: 8 OF 19

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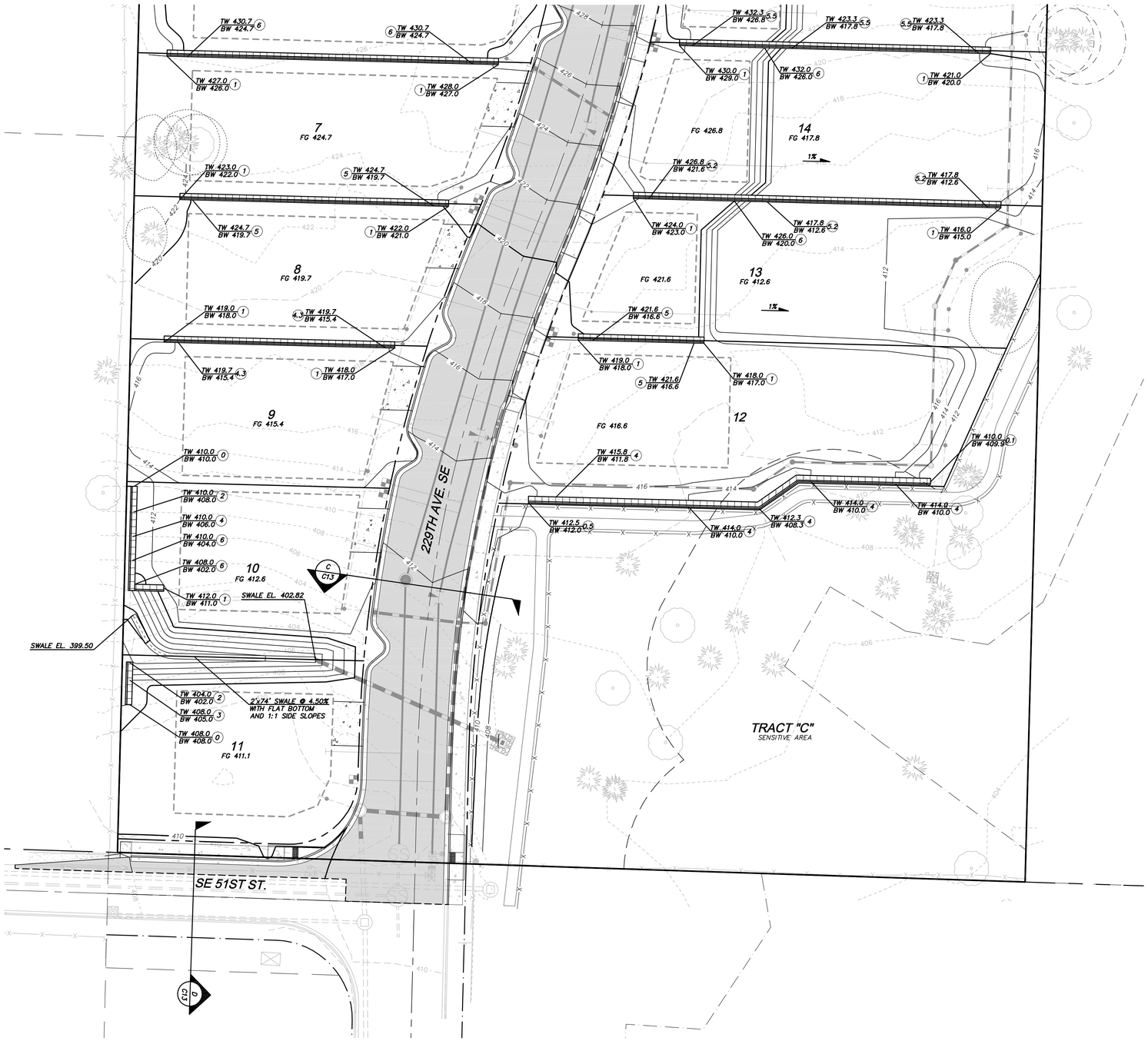
MATCHLINE, SEE SHEET C8



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LEGEND:

PAD GRADE

LOCK AND LOAD WALL

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DATE: 11.05.15

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DRAWING: C9

SHEET: 9 OF 19

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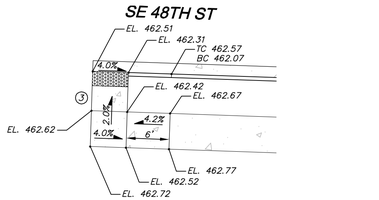
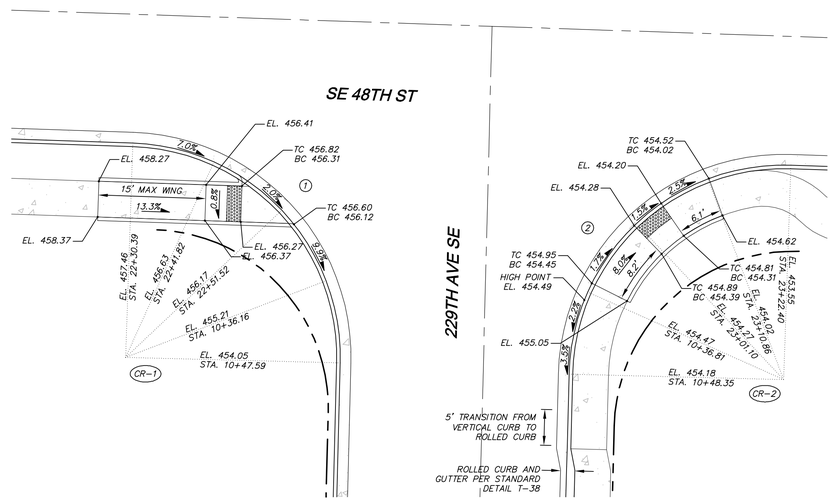
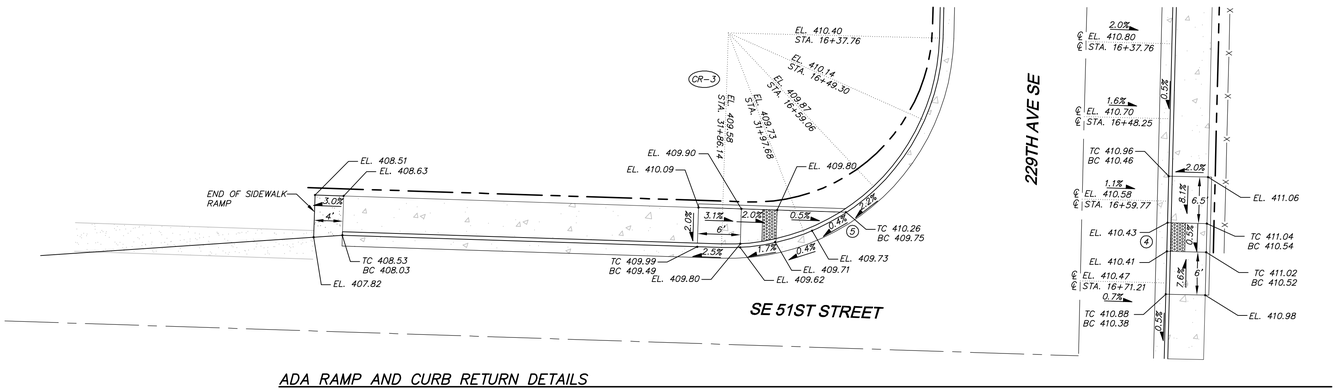


ADA RAMP DETAIL – WEST END OF SE 48TH ST



ADA RAMP AND CURB RETURN DETAILS

City of Sammamish Approval Required



ADA RAMP AND CURB RETURN DETAILS

LEGEND

- (CR–X) CURB RETURN, SEE SHEET C4 FOR DETAILS (ELEVATIONS ALONG FLOWLINE)
- (X) ADA RAMP, SEE SHEET C16 FOR DETAILS

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HAWK ESTATES

ADA RAMP DETAILS
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

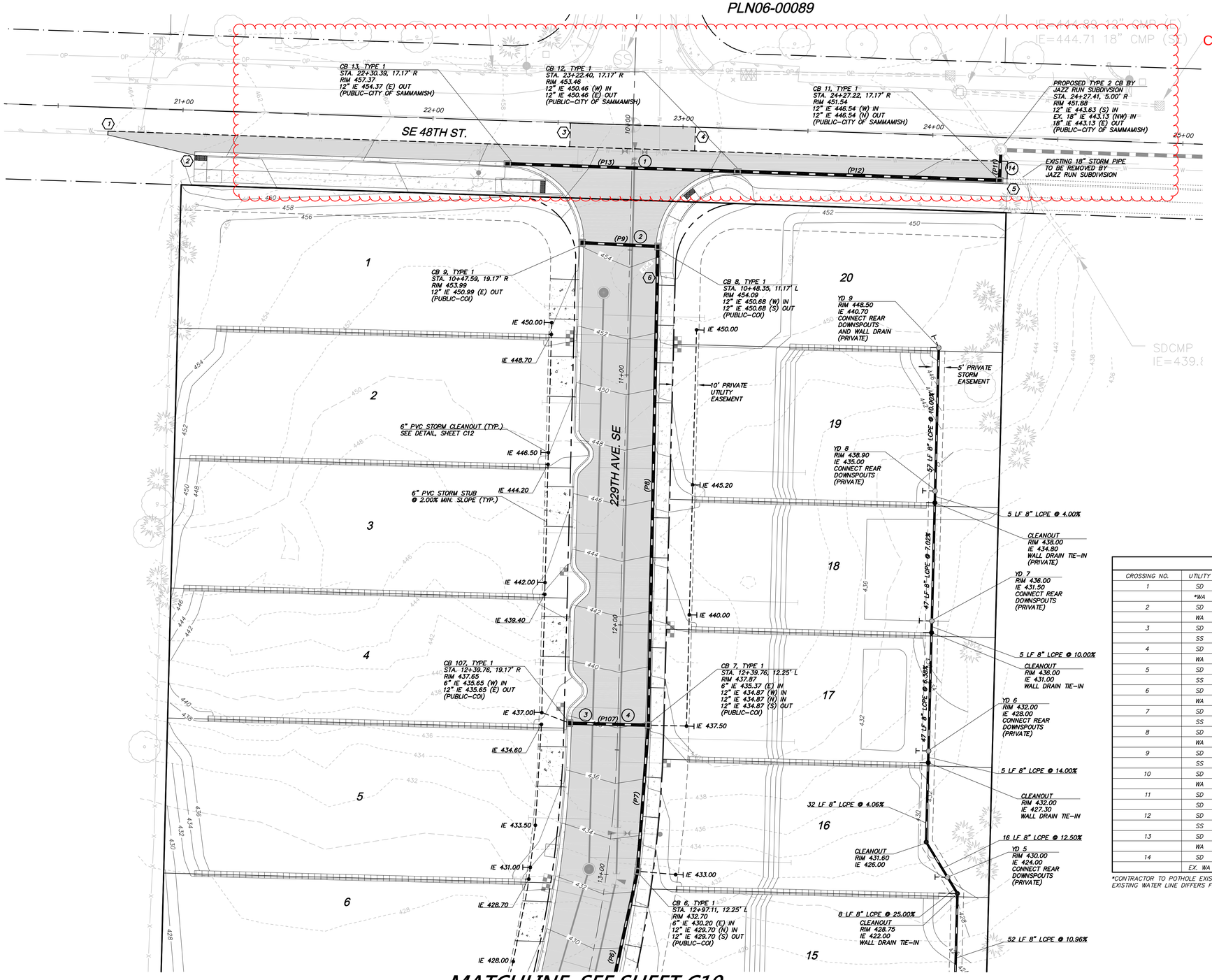
DRAWING: C10
SHEET: 10 OF 19

NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089

City of Sammamish approval required



MATCHLINE, SEE SHEET C10

HORIZONTAL DATUM:

NAD 83/91 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) HORIZONTAL CONTROL

VERTICAL DATUM:

NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

NOTES

1. ALL CATCH BASINS ARE VANED GRATE UNLESS OTHERWISE NOTED.
2. STORM DRAINAGE PROFILES ON SHEETS C13 AND C14.
3. ALL OFFSETS ARE TO CENTER OF STRUCTURE.

STORM DRAINAGE STUB NOTE

ALL STORM STUB IE CALL OUTS ARE AT CLEANOUT; IE'S MAY BE FIELD ADJUSTED TO ACCOMMODATE DEVELOPMENT.

ROAD WORK SCHEDULE

1	STA. 20+70.26	BEGIN SAWCUT, 9.5' FROM CL BEGIN 5:1 TAPER, 11' FROM CL
2	STA. 21+05.24	END 5:1 TAPER, 18' FROM CL
3	STA. 22+55.00	BEGIN 2" HALF STREET GRIND AND OVERLAY
4	STA. 23+05.00	END 2" HALF STREET GRIND AND OVERLAY
5	STA. 24+30.26	END SAWCUT, 9.5' FROM CL CONNECT TO FUTURE JAZZ RUN SUBDIVISION CURB, GUTTER AND SIDEWALK
6	STA. 10+58.74, 12.50' L STA. 10+61.74, 13.17' L	BEGIN TRANSITION TO ROLLED CURB END TRANSITION TO ROLLED CURB (STATIONING AT TOP BACK OF CURB)

UTILITY CROSSING TABLE

CROSSING NO.	UTILITY	IE	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE (FT)	FG
1	SD	452.21	452.16			455.21
	*WA	450.00		450.72	1.44	
2	SD	450.78	450.73			454.41
	WA	449.00		449.72	1.01	
3	SD	435.42	435.37			437.93
	SS	425.63		426.35	9.02	
4	SD	435.15	435.10			438.11
	WA	433.30		434.02	1.08	
5	SD	424.10	424.05			426.54
	SS	414.26		414.98	9.07	
6	SD	423.95	423.90			427.06
	WA	422.15		422.87	1.03	
7	SD	409.02	408.97			411.45
	SS	397.37		398.09	10.88	
8	SD	408.90	408.85			411.54
	WA	407.10		407.82	1.03	
9	SD	403.17	403.12			410.98
	SS	396.68		397.40	5.72	
10	SD	403.30		404.85		410.94
	WA	407.00	406.95		2.10	
11	SD	405.56	405.51			410.96
	SD	403.37		404.92	0.59	
12	SD	404.26	404.21			410.54
	SS	395.70		396.42	7.79	
13	SD	404.32		405.87		410.58
	WA	406.85	406.80		0.93	
14	SD	444.90		445.95		451.77
	EX. WA	447.55	447.50		1.55	

*CONTRACTOR TO POTHOLE EXISTING WATER LINE IN SE 48TH STREET. ENGINEER TO BE NOTIFIED IMMEDIATELY IF ELEVATION OF EXISTING WATER LINE DIFFERS FROM PROFILE.

NORTH

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT.

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HAWK ESTATES
ROAD AND STORM DRAINAGE PLAN
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
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MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

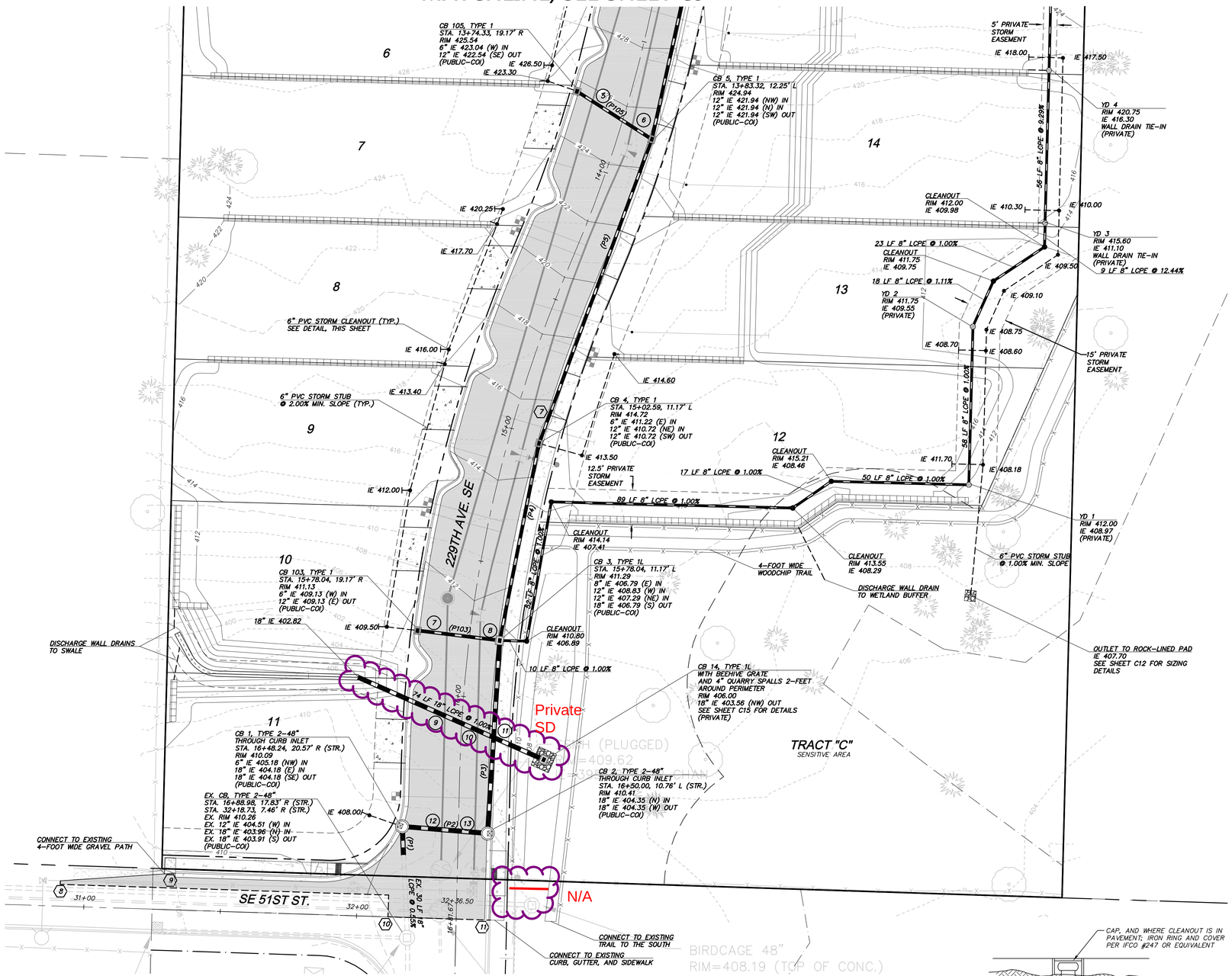
DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C11
SHEET: 11 OF 19

NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089



HORIZONTAL DATUM:

NAD 83/91 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) HORIZONTAL CONTROL

VERTICAL DATUM:

NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

NOTES

1. ALL CATCH BASINS ARE VANED GRATE UNLESS OTHERWISE NOTED.
2. STORM DRAINAGE PROFILES ON SHEETS C13 AND C14.
3. ALL OFFSETS ARE TO CENTER OF STRUCTURE.

STORM DRAINAGE STUB NOTE

ALL STORM STUB IE CALL OUTS ARE AT CLEANOUT; IE'S MAY BE FIELD ADJUSTED TO ACCOMMODATE DEVELOPMENT.

ROAD WORK SCHEDULE

7	STA. 14+93.42, 13.17' L STA. 14+96.50, 12.50' L	BEGIN TRANSITION TO VERTICAL CURB END TRANSITION TO VERTICAL CURB (STATIONING AT TOP BACK OF CURB)
8	STA. 30+91.09	BEGIN SAWCUT, 8' FROM CL BEGIN 10:1 TAPER, 9.3' FROM CL
9	STA. 31+33.13	END 10:1 TAPER, 13.5' FROM CL
10	STA. 32+11.50	END SAWCUT, 8' FROM CL BEGIN SAWCUT AT CL
11	STA. 32+49.00	END SAWCUT AT CL AND CONNECT TO EX. CURB, GUTTER AND SIDEWALK

SHARED DETENTION FACILITY NOTE:

PER CONDITION 2.2 OF THE SHARED DETENTION FACILITY AGREEMENT, THE WEST POND SHALL BE CLEANED WITHIN 30 DAYS OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FINAL HOME CONTEMPLATED BY THE HAWK ESTATE'S PRELIMINARY PLAT APPROVAL.

TABLE 4.2.2.A ROCK PROTECTION AT OUTFALLS

Discharge Velocity at Design Flow (fps)		REQUIRED PROTECTION				
Greater than	Less than or equal to	Minimum Dimensions[1]				
		Type	Thickness	Width	Length	Height
0	5	Rock lining[2]	1 foot	Diameter + 6 feet	8 feet or 4 x diameter, whichever is greater	Crown + 1 foot
5	10	Riprap[3]	2 feet	Diameter + 6 feet or 3 x diameter, whichever is greater	12 feet or 4 x diameter, whichever is greater	Crown + 1 foot
10	20	Gabion outfall	As required	As required	As required	Crown + 1 foot
20	N/A	Engineered energy dissipator required				

(1) These sizes assume that erosion is dominated by outfall energy. In many cases sizing will be governed by conditions in the receiving waters.

(2) Rock lining shall be quarry spalls with gradation as follows:

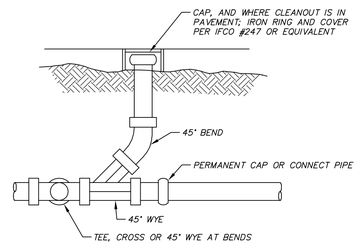
Passing 8-inch square sieve:	100%
Passing 3-inch square sieve:	40 to 80% maximum
Passing 3/4-inch square sieve:	0 to 10% maximum

(3) Riprap shall be reasonably well graded with gradation as follows:

Maximum stone size:	24 inches (nominal diameter)
Median stone size:	16 inches
Minimum stone size:	4 inches

Note: Riprap sizing governed by side slopes on outlet channel is assumed to be approximately 3:1.

OUTFALL PROTECTION SIZING



STORM DRAIN CLEAN-OUT

NTS

CITY OF ISSAQUAH · ENGINEERING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION 05/02/2016

NORTH
GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.

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22923 SE 48TH STREET
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(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C12
SHEET: 12 OF 19

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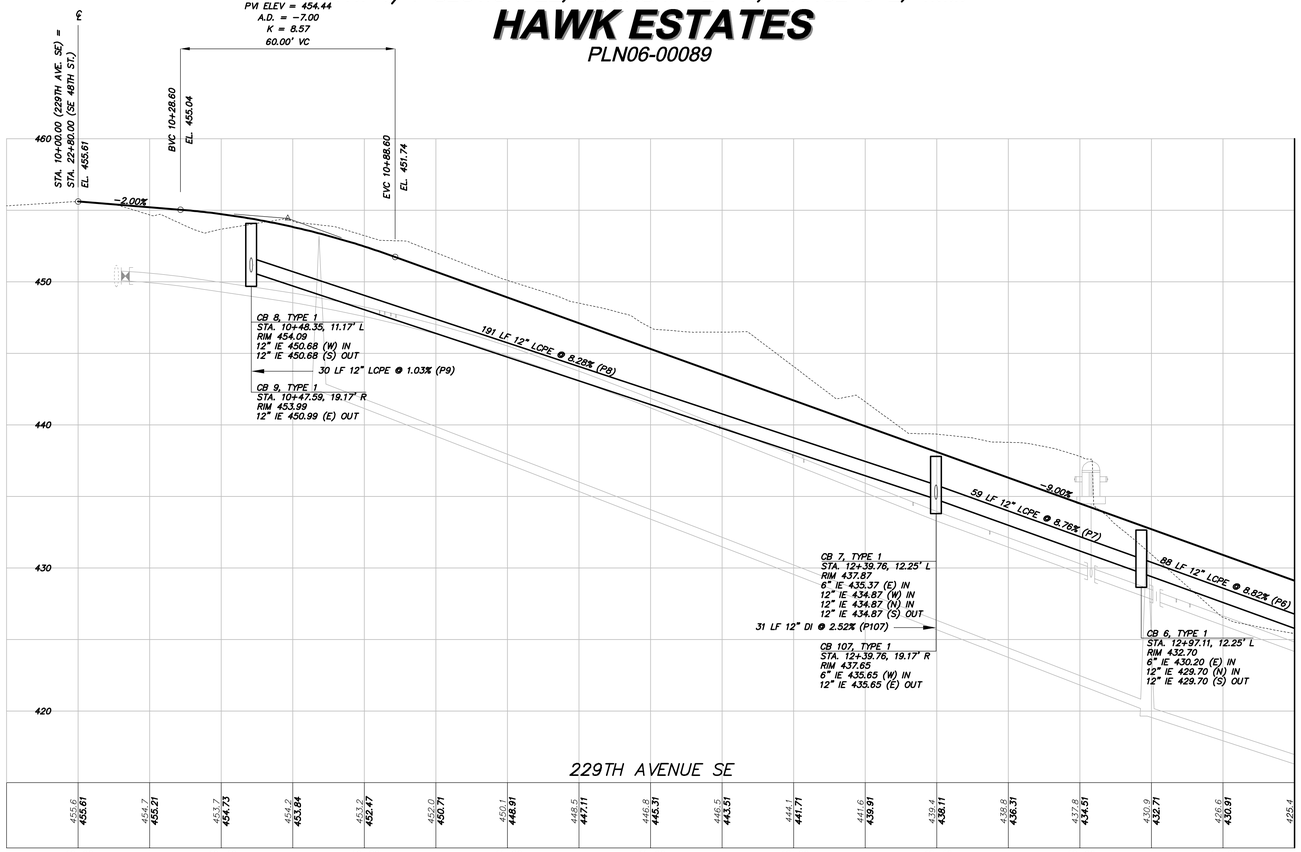
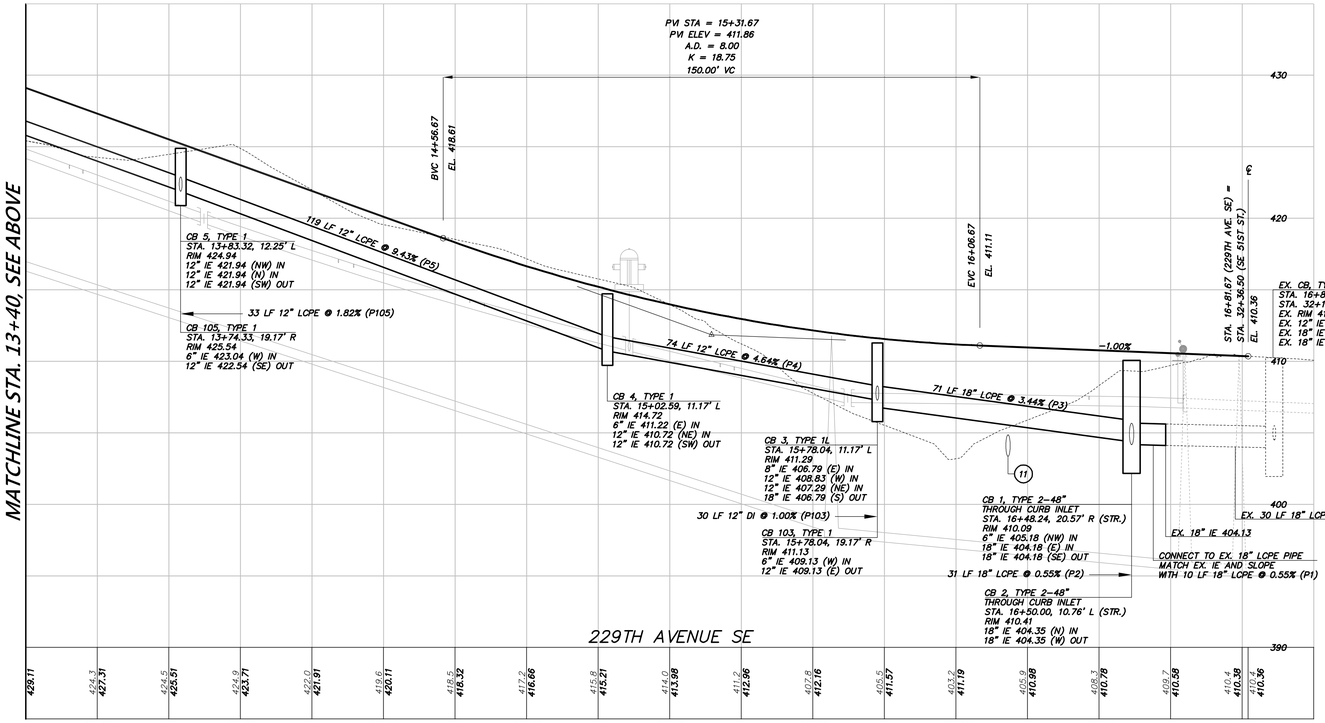
NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089



MATCHLINE STA. 13+40, SEE BELOW



MATCHLINE STA. 13+40, SEE ABOVE

UTILITY CROSSING NOTE:

(X) SEE SHEET C11 FOR UTILITY CROSSING TABLE

HORIZONTAL DATUM:

NAD 83/91 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) HORIZONTAL CONTROL

VERTICAL DATUM:

NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

CITY OF ISSAQUAH · ENGINEERING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION 05/02/2016

0 10 20 40
1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT.
VERTICAL

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HAWK ESTATES
ROAD AND STORM DRAINAGE PROFILE
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APP.
03.28.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

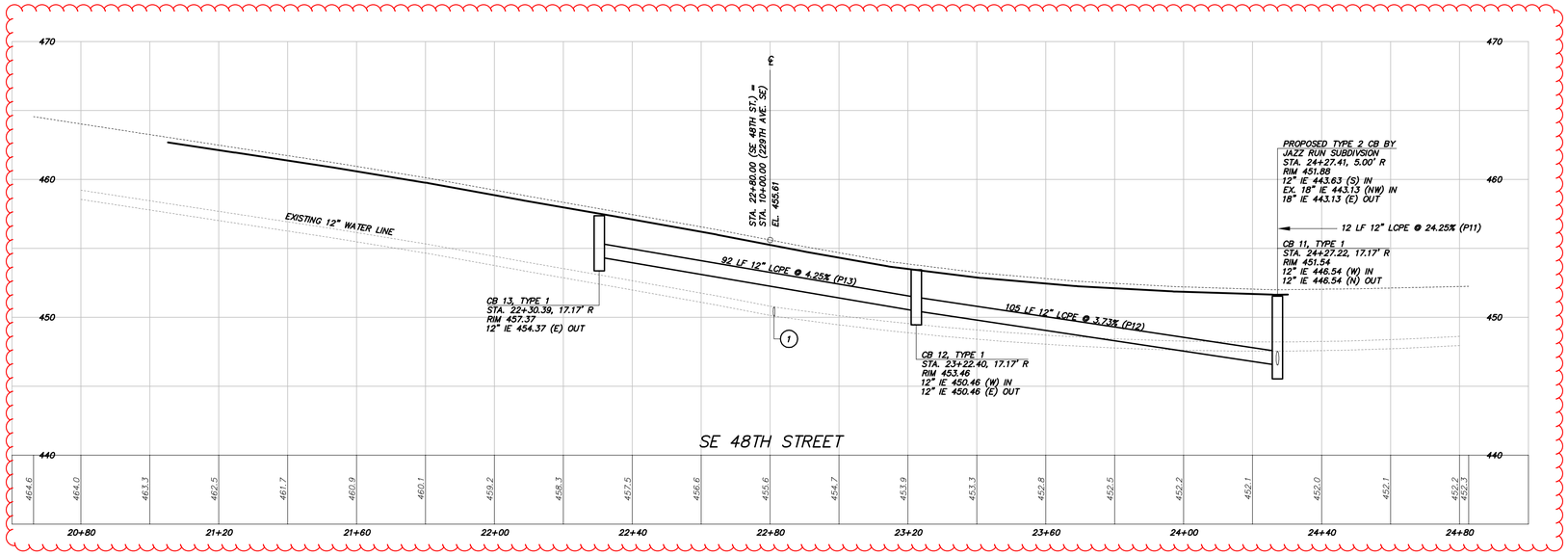
DRAWING: C13
SHEET: 13 OF 19

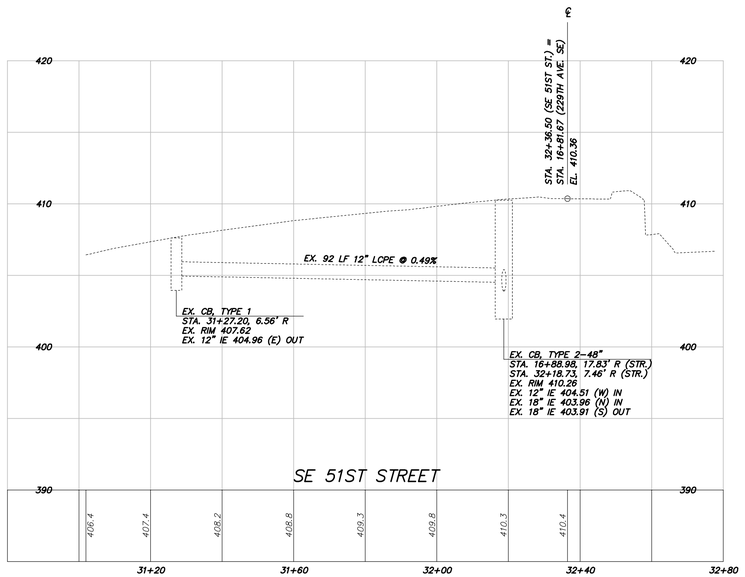
NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

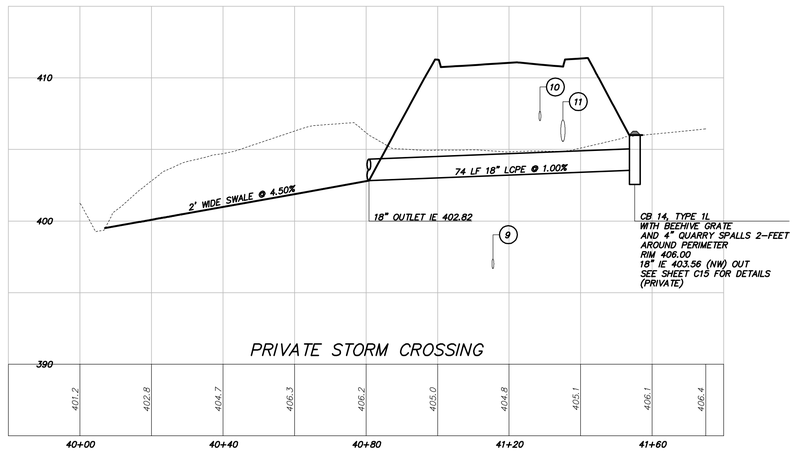
HAWK ESTATES

PLN06-00089

City of Sammamish approval required







CITY OF ISSAQUAH - ENGINEERING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION
5/10/2016

UTILITY CROSSING NOTE:

(X) SEE SHEET C11 FOR UTILITY CROSSING TABLE

HORIZONTAL DATUM:

NAD 83/91 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) HORIZONTAL CONTROL

VERTICAL DATUM:

NAVD 88 PER KING COUNTY PUBLIC WORKS SURVEY BRANCH (KCPWSB) VERTICAL CONTROL

0 10 20 40
1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT.
VERTICAL

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HAWK ESTATES
ROAD AND STORM DRAINAGE PROFILE
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

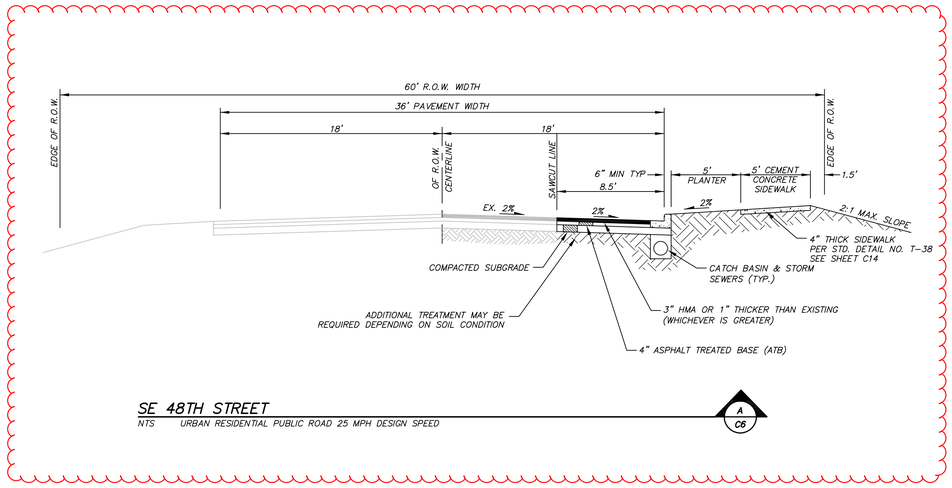
DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C14
SHEET: 14 OF 19

NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089

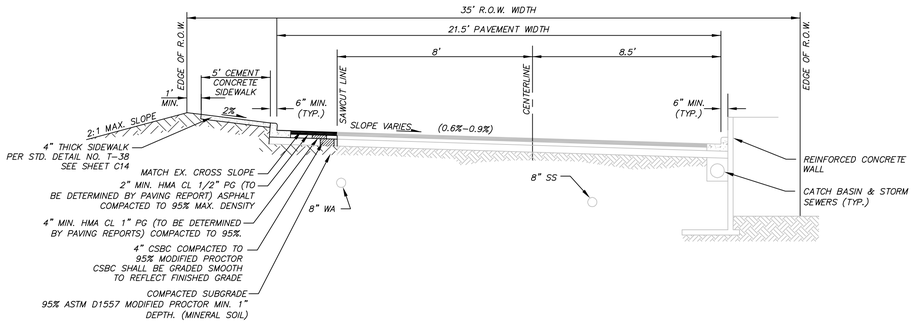


SE 48TH STREET

NTS URBAN RESIDENTIAL PUBLIC ROAD 25 MPH DESIGN SPEED

A C6

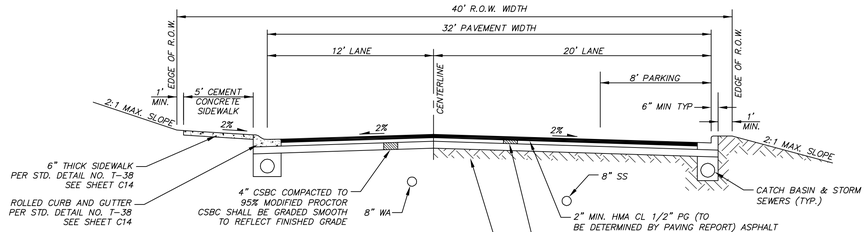
City of Sammamish approval required



SE 51ST STREET

NTS URBAN RESIDENTIAL PUBLIC ROAD 25 MPH DESIGN SPEED

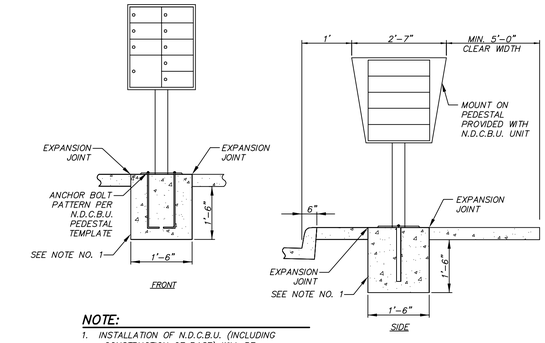
D C7



229TH AVENUE SE (STA. 10+58.35 TO STA. 15+01.62)

NTS URBAN RESIDENTIAL PUBLIC ROAD 25 MPH DESIGN SPEED

B C6

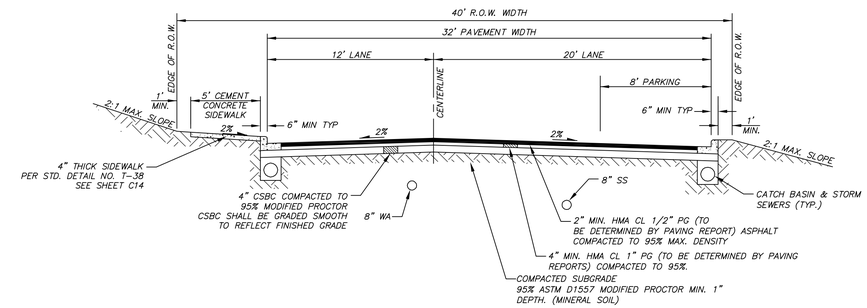


NOTE:

1. INSTALLATION OF N.D.C.B.U. (INCLUDING CONSTRUCTION OF BASE) WILL BE DONE BY THE DEVELOPER.

NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT (N.D.C.B.U.) TYPE I MAILBOX INSTALLATION (8 BOX UNIT)

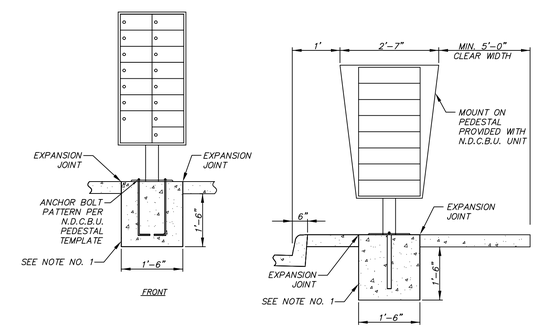
NTS



229TH AVENUE SE (STA. 15+06.74 TO STA. 16+81.67)

NTS URBAN RESIDENTIAL PUBLIC ROAD 25 MPH DESIGN SPEED

C C7



NOTE:

1. INSTALLATION OF N.D.C.B.U. (INCLUDING CONSTRUCTION OF BASE) WILL BE DONE BY THE DEVELOPER.

NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT (N.D.C.B.U.) TYPE II MAILBOX INSTALLATION (12 BOX UNIT)

NTS

CITY OF ISSAQUAH - ENGINEERING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION 05/02/2016

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O 425.827.3063 F 425.827.2423

HAWK ESTATES

ROAD CROSS-SECTIONS
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C15
SHEET: 15 OF 19

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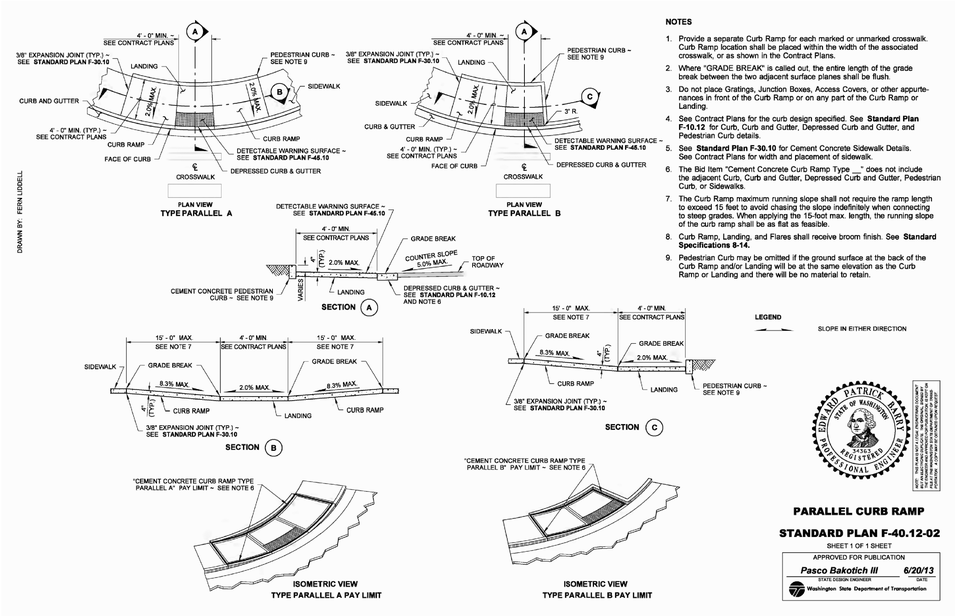
NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089



DRAWN BY: FERN LOGDELL

NOTES

1. Provide a separate Curb Ramp for each marked or unmarked crosswalk. Curb Ramp location shall be placed within the width of the associated crosswalk, or as shown in the Contract Plans.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances in front of the Curb Ramp or on any part of the Curb Ramp or Landing.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp maximum running slope shall not require the ramp length to exceed 15 feet to avoid chasing the slope indefinitely when connecting to steep grades. When applying the 15-foot max. length, the running slope of the curb ramp shall be as flat as feasible.
8. Curb Ramp, Landing, and Flares shall receive broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will be no material to retain.

PARALLEL CURB RAMP

STANDARD PLAN F-40.12-02

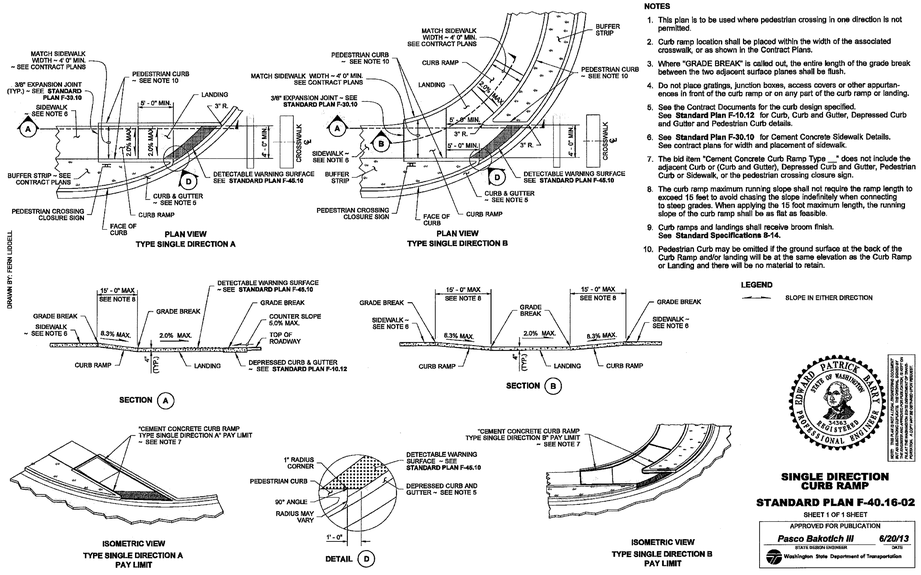
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III 6/20/13

STATE DESIGN ENGINEER — DATE

Washington State Department of Transportation



NOTES

1. This plan is to be used where pedestrian crossing in one direction is not permitted.
2. Curb ramp location shall be placed within the width of the associated crosswalk, or as shown in the Contract Plans.
3. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
4. Do not place gratings, junction boxes, access covers or other appurtenances in front of the curb ramp or on any part of the curb ramp or landing.
5. See the Contract Documents for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter and Pedestrian Curb details.
6. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See contract plans for width and placement of sidewalk.
7. The bid item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb or (Curb and Gutter), Depressed Curb and Gutter, Pedestrian Curb or Sidewalk, or the pedestrian crossing closure sign.
8. The curb ramp maximum running slope shall not require the ramp length to exceed 15 feet to avoid chasing the slope indefinitely when connecting to steep grades. When applying the 15 foot maximum length, the running slope of the curb ramp shall be as flat as feasible.
9. Curb ramps and landings shall receive broom finish. See **Standard Specifications 8-14.**
10. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or landing will be at the same elevation as the Curb Ramp or Landing and there will be no material to retain.

SINGLE DIRECTION CURB RAMP

STANDARD PLAN F-40.16-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III 6/20/13

STATE DESIGN ENGINEER — DATE

Washington State Department of Transportation

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ENGINEERS PLANNERS SURVEYORS
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HAWK ESTATES

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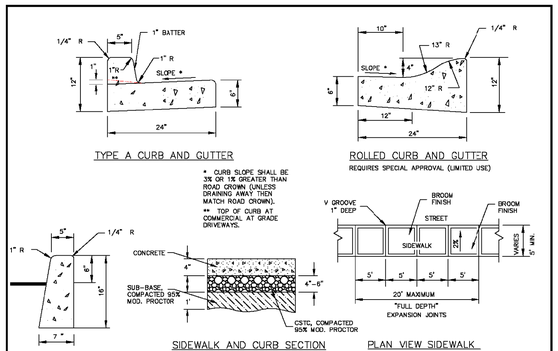
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147



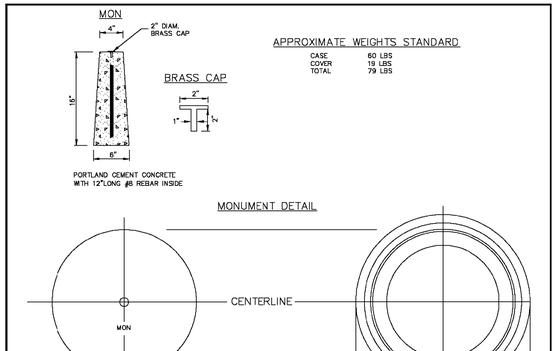
NOTES:

1. MATERIAL – CONCRETE SHALL BE CLASS 3000, AIR ENTRAINED.
2. ALL MATERIAL SHALL BE TESTED PER ASTM C150 TYPE II.
3. ALL SIDEWALKS SHALL MEET ADA REQUIREMENTS.
4. DYED CONCRETE SHALL BE SEALED.
5. PATTERNS MAY VARY BY LOCATION.
6. PAVERS ARE NOT ALLOWED.

MINIMUM WIDTHS	
SIDEWALK – STANDARD	5'
SIDEWALK – COMMERCIAL	8'
URBAN TRAIL	12'

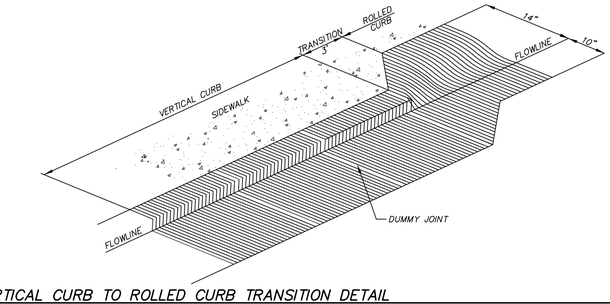
Back to Table of Contents NO SCALE

CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT			SIDEWALKS/CURBS/URBAN TRAILS	STANDARD DETAIL NO. T-38
AUGUST 2010			NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.	REV:



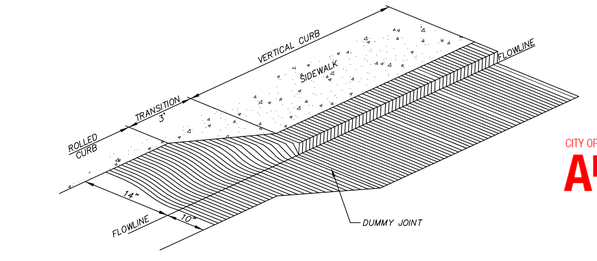
Back to Table of Contents NO SCALE

CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT			MONUMENT CASE AND COVER	STANDARD DETAIL NO. T-43
AUGUST 2010			NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.	REV:



VERTICAL CURB TO ROLLED CURB TRANSITION DETAIL

NTS



ROLLED CURB TO VERTICAL CURB TRANSITION DETAIL

NTS

CITY OF ISSAQUAH · ENGINEERING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION 05/02/2016

DATE	REVISION	APR
03.26.16	CITY COMMENTS 12.29.15	MAJ

DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C16
SHEET: 16 OF 19

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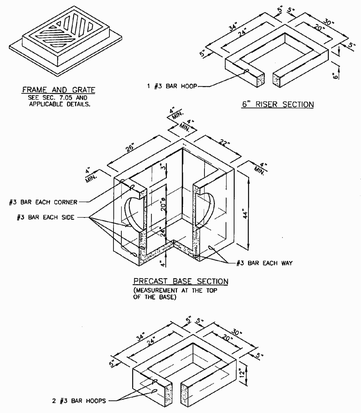
NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089

SW15-00031

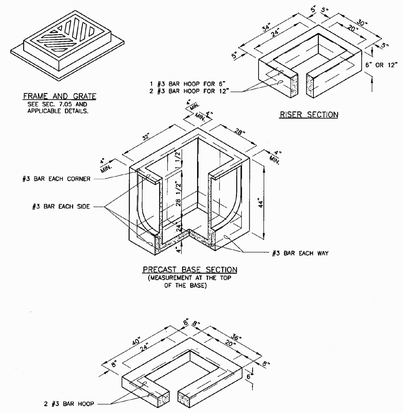


NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2 IN. MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5 FT.
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
9. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT/APWA STANDARD DWG. B1-b.
12. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.

Department of Transportation Road Services Division 2007 Design and Construction Standards — King County

CATCH BASIN TYPE 1 — FIG. 7-003 — 7-8

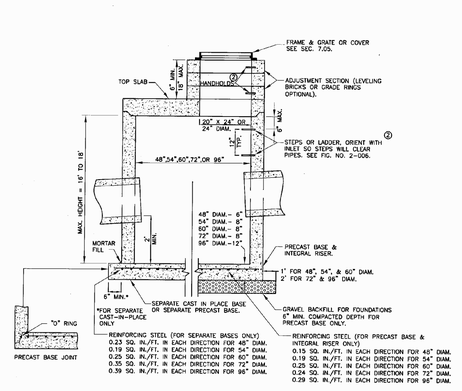


NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) AND C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2 IN. MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. KNOCKOUTS MAY BE ON ALL 4 SIDES WITH MAX. DIAM. OF 28 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
8. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
9. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
10. MAX. DEPTH FROM FINISHED GRADE TO PIPE INVERT SHALL BE 5 FT.
11. EDGE OF REDUCING SECTION OR BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.

Department of Transportation Road Services Division 2007 Design and Construction Standards — King County

CATCH BASIN TYPE 1-L — FIG. 7-004 — 7-9

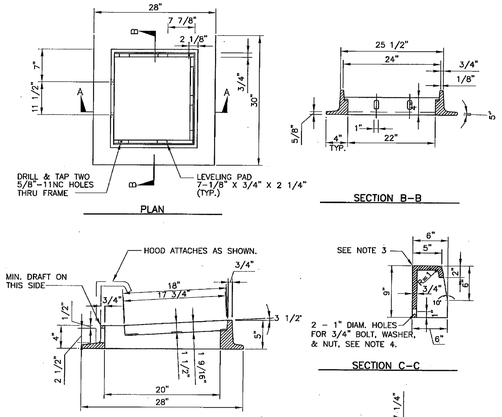


NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) AND ASTM C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. STEPS IN CATCH BASIN SHALL HAVE 8" MIN. CLEARANCE. SEE FIG. NO. 7-006, CATCH BASIN DETAILS. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE MANHOLE.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2 IN. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS. MAX. HOLE SIZE SHALL BE 36 IN. FOR 48 IN. CATCH BASIN, 42 IN. FOR 54 IN. C.B., 48 IN. FOR 60 IN. C.B., 60 IN. FOR 72 IN. C.B., 84 IN. FOR 96 IN. C.B. MIN. DISTANCE BETWEEN HOLES SHALL BE 8 IN. FOR 48 IN., 54 IN. AND 60 IN. C.B.; 12 IN. FOR 72 IN. AND 96 IN. C.B.
6. CATCH BASIN FRAMES AND GRATES OR COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
7. ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1 IN. MIN. CLEARANCE.
8. MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
9. FOR DETAILS SHOWING LADDER, STEPS, HANDRAILS AND TOP SLABS. SEE FIG. 7-006.
10. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.

Department of Transportation Road Services Division 2007 Design and Construction Standards — King County

CATCH BASIN TYPE 2 48", 54", 60", 72", AND 96" — FIG. 7-005 — 7-10

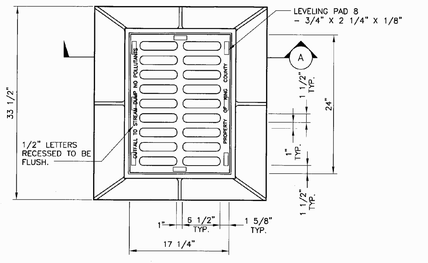


NOTES:

1. MATERIAL IS CAST IRON ASTM A48 CLASS 30.
2. SEE FIG. 7-018 FOR VANED GRATE.
3. PATTERN ON TOP SURFACE OF HOOD SHALL BE 3/16 IN. NON-SKID DIAMOND.
4. BOLT, WASHER, AND NUT SHALL BE GALVANIZED OR CORROSION RESISTANT.
5. SEE SEC. 7.05.

Department of Transportation Road Services Division 2007 Design and Construction Standards — King County

THROUGH-CURB INLET FRAME — FIG. 7-016 — 7-21

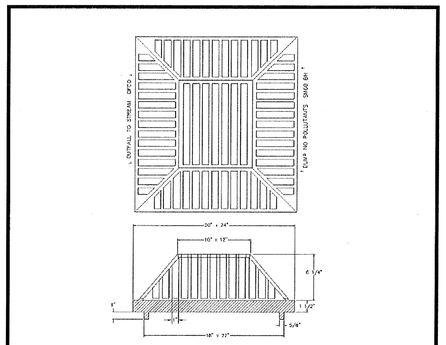


NOTES:

1. MATERIAL IS CAST IRON ASTM A48 CLASS 30.
2. SEE SEC. 7.05.
3. THE WORDS "PROPERTY OF KING COUNTY" SHALL BE OMITTED IF ON A PRIVATE SYSTEM.
4. NOT TO BE USED ON THICKENED EDGE ROADWAYS.

Department of Transportation Road Services Division 2007 Design and Construction Standards — King County

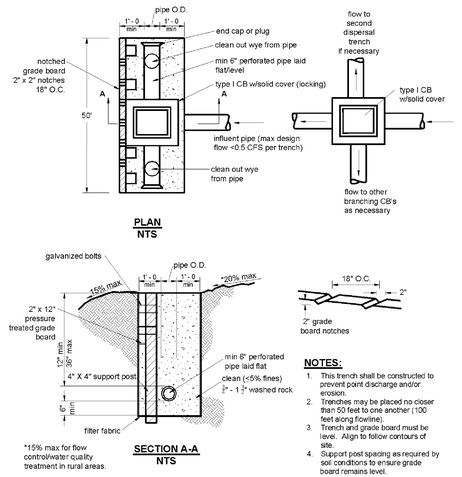
ROLLED CURB FRAME AND GRATE — FIG. 7-019 — 7-24



NOTES:		OLYMPIC FOUNDRY INC.	
		BEEHIVE GRATE FOR USE WITH SM60 20" X 24" FRAME	
MATL: Ductile Iron ASTM A536, CL80-55-06		RATING: H-20	PART NO. SM60BH
APPROX WT: 100 Lbs		REV: A DATE: 7/3/2003 New border	REV A
DOCUMENT APPROVED BY: DATE:	DWN: CL DATE: 7/3/2003	REV: DATE:	
	CHKD: CL DATE: 7/3/2003	DWG #: SM60 BH	SCALE: N/A SHEET: 1 OF 1

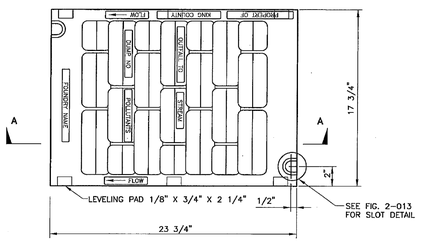
TOLERANCE XX = ± XXX = ± .06 .XXX = ± .030

FIGURE 4.2.2.B FLOW DISPERSAL TRENCH



NOTES:

1. This trench shall be constructed to prevent point discharge and/or erosion.
2. Trenches may be placed no closer than 50 feet to one another (100 feet along flowline).
3. Trench and grade board must be level. Align to follow contours of site.
4. Support post spacing as required by soil conditions to ensure grade board remains level.



NOTES:

1. SELF-LOCK VANED GRATE MANUFACTURER SUBJECT O APPROVAL BY ENGINEER.
2. USE WITH TWO LOCKING BOLTS 5/8 IN.-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS 2 IN. LONG. NOTE SLOT DETAIL.
3. MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06.
4. "OUTFALL TO STREAM DUMP NO POLLUTANTS" MAY BE LOCATED ON BORDER AREA.
5. SEE SEC. 7.05.
6. THE WORDS "PROPERTY OF KING COUNTY" SHALL BE OMITTED IF GRATE IS ON PRIVATE SYSTEM.

Department of Transportation Road Services Division 2007 Design and Construction Standards — King County

VANED GRATE — FIG. 7-018 — 7-23

CITY OF ISSAQUAH - ENGINEERING REVIEW
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HAWK ESTATES
STORM DRAINAGE DETAILS
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

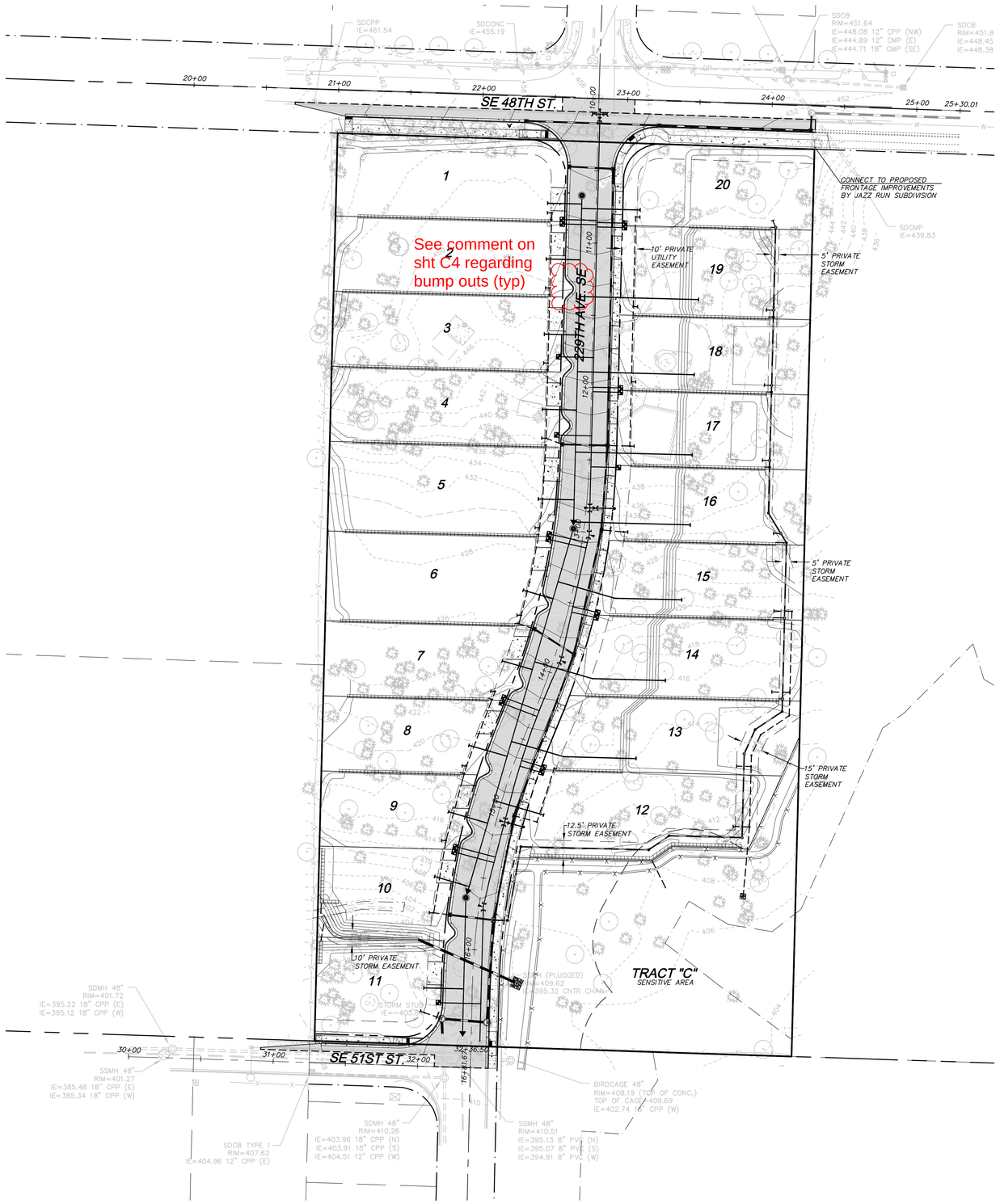
DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

DRAWING: C17
SHEET: 17 OF 19

NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

HAWK ESTATES

PLN06-00089



CONDUIT NOTE

CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT FOR CABLE TELEVISION. CONDUIT ENDS SHALL BE ELBOWED TO THE FINAL GROUND ELEVATION AND CAPPED.

CITY OF ISSAQUAH - ENGINEERING REVIEW
APPROVED
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NORTH

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FT.

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R:\2015\0\15080\3\Drawings\Plots\Engineering\18-3UT15080.dwg 3/17/2016 9:25:55 AM PDT

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HAWK ESTATES

COMPOSITE UTILITY PLAN
22923 SE 48TH STREET
ISSAQUAH, WA
PARCEL NO. 2224069117

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WASHINGTON 98040
(206) 588-1147

DATE	REVISION	APR
03.28.16	CITY COMMENTS 12.29.15	MAJ

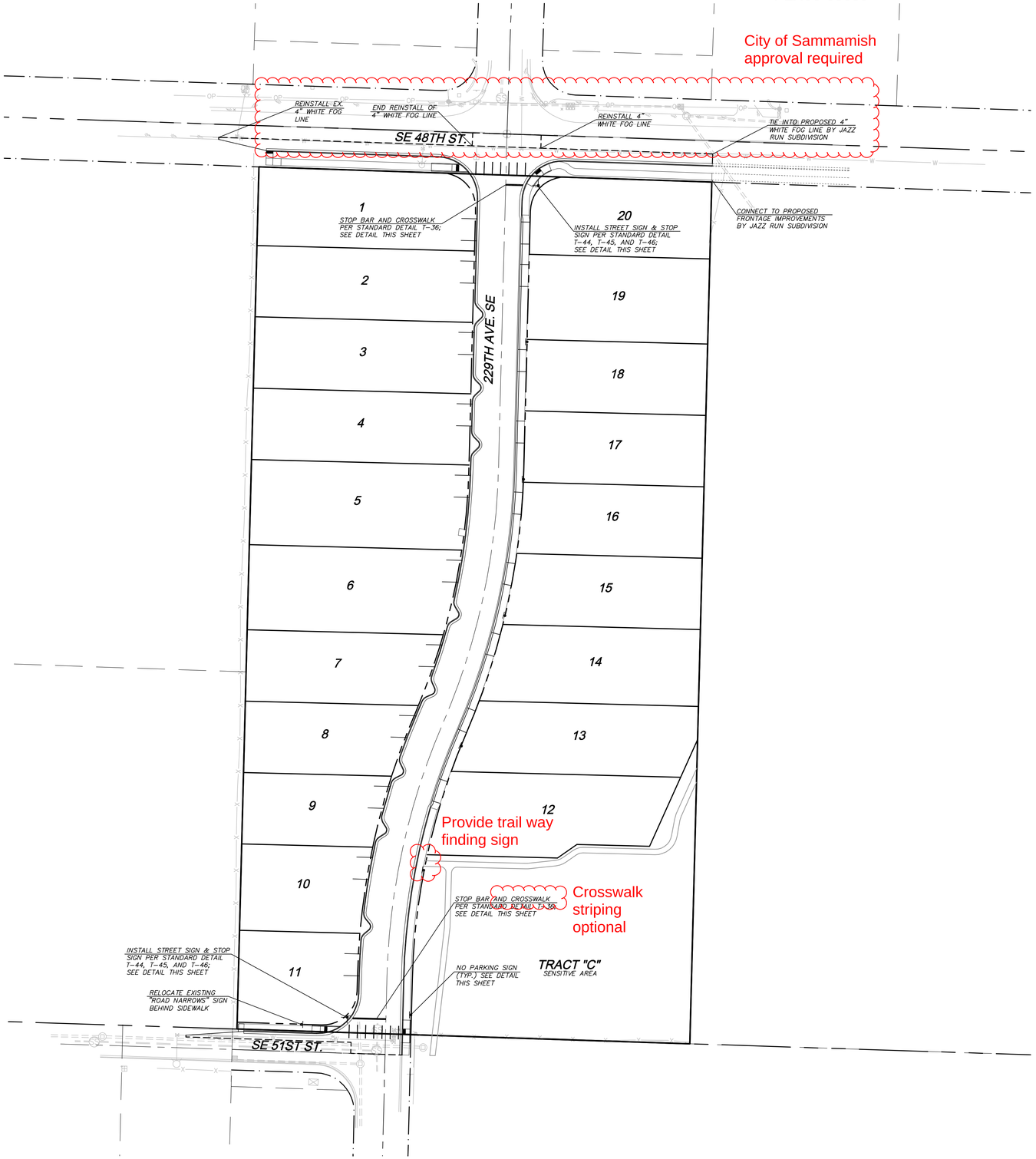
DRAFTED BY: CEN
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 11.05.15
PROJECT NO.: 15080

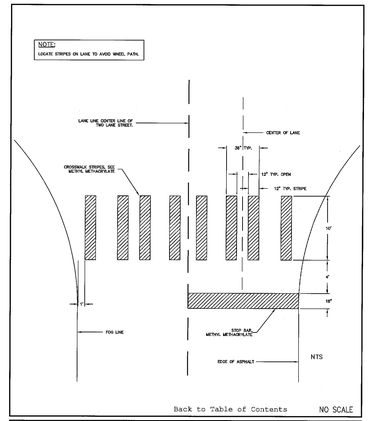
DRAWING: C18
SHEET: 18 OF 19

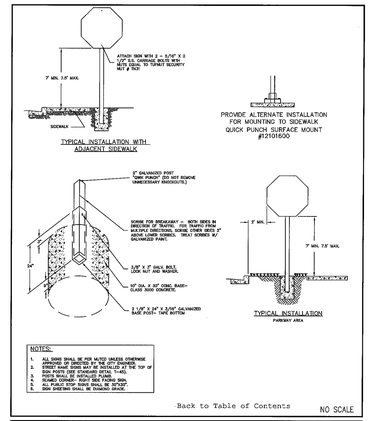
NW 1/4 SECTION 22, TOWNSHIP 24 N, RANGE 6 E, W.M.

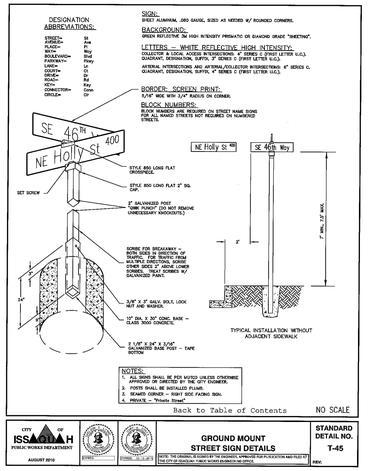
HAWK ESTATES

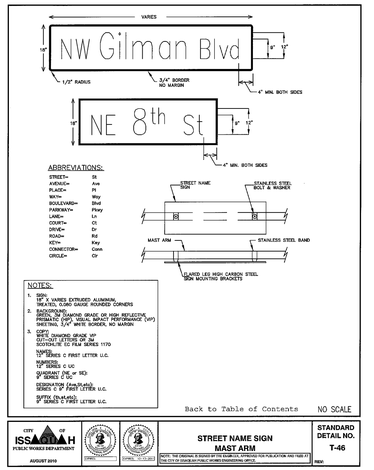
PLN06-00089



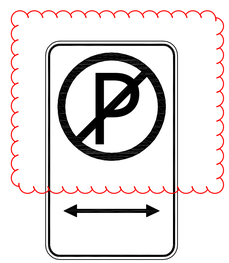








Provide "No Parking Fire Lane" on sign



MUTCD SIGN R7-2A (MODIFIED)
NPAT = NO PARKING ANYTIME

NO PARKING SIGN DETAIL

CITY OF ISSAQUAH - ENGINEERING REVIEW
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03/07/2016

NORTH
GRAPHIC SCALE
0 20 40 60
1 INCH = 40 FT.

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DATE: 11.05.15
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DRAWING: C19
SHEET: 19 OF 19

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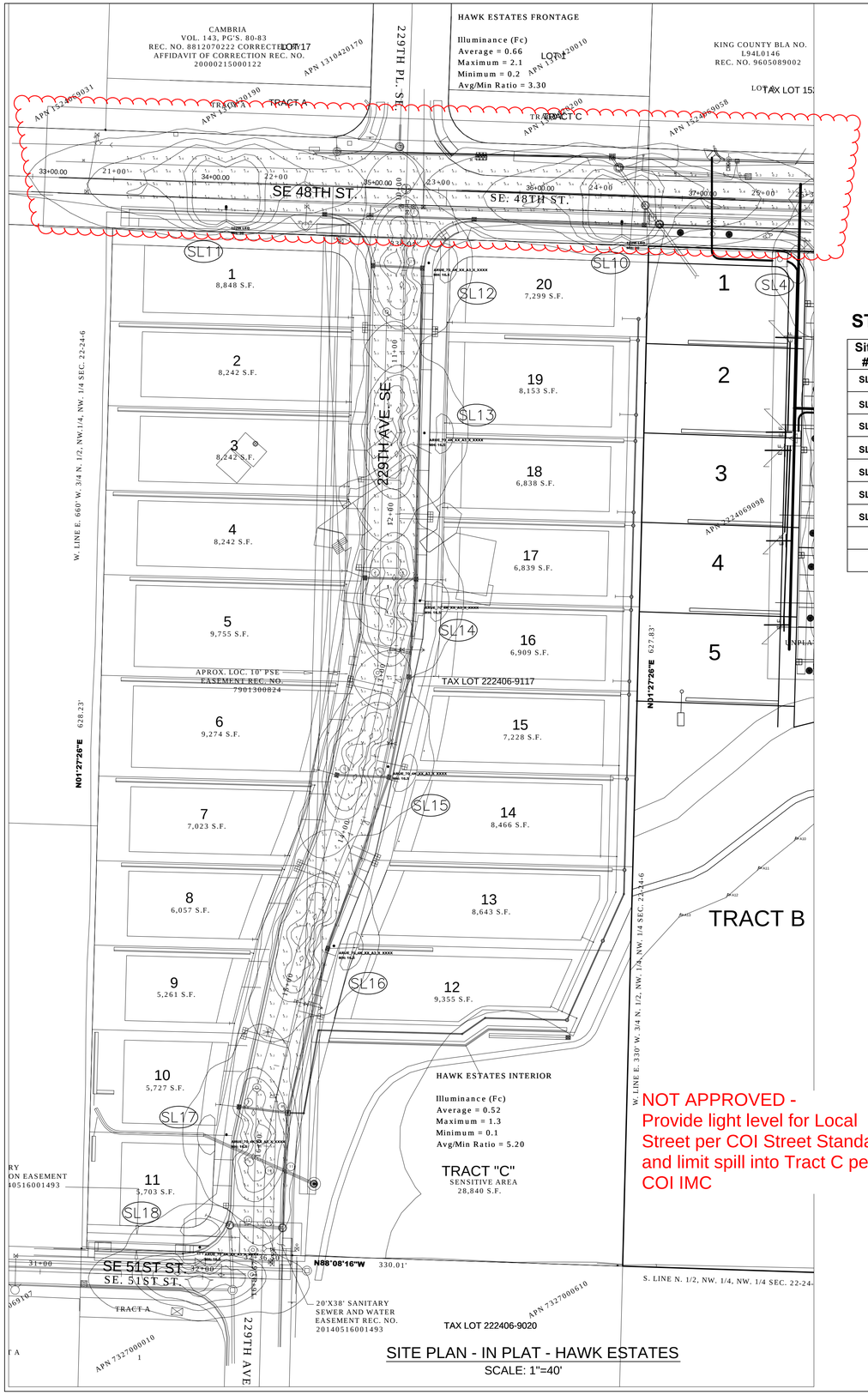


City of Sammamish approval required

NOT APPROVED - Provide light level for Local Street per COI Street Standard and limit spill into Tract C per COI IMC

SITE PLAN - IN PLAT - HAWK ESTATES

SCALE: 1"=40'

STREET LIGHT NOTES:

JAZZ RUN - IN PLAT:

INSTALL 7 - 15' MOUNTING HEIGHT CONCRETE POLES WITH 70W WASHINGTON POST TOP LED LUMINAIRES.

INTOLIGHT STREET LIGHT NOTES

ALL STREET LIGHTING POLES ARE TO BE INSTALLED PER STANDARD 6375.4800 (page #2) IN THE "LINE WORK PRACTICES MANUAL".

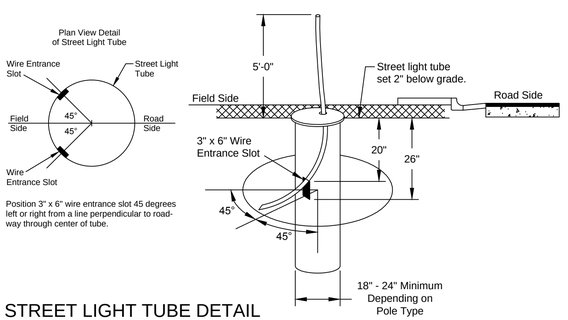
ALL POLES (WOOD, CONCRETE OR FIBERGLASS) ARE TO BE SET PLUMB AND EMBEDDED TO THE GROUND LINE MARKED ON THE POLE.

BACKFILL AROUND POLE WITH 5/8" MINUS GRAVEL AND COMPACT IN 6" LIFTS. (PEA GRAVEL AND NATIVE SOILS ARE NOT ACCEPTABLE.) APPROXIMATELY 1 CU. YD. OF 5/8" MINUS CRUSHED ROCK WILL BE REQUIRED.

4. THE DEVELOPER IS REQUIRED TO SUPPLY AND INSTALL PLASTIC (NON PAPER) STREET LIGHT TUBES (MINIMUM 18" DIAMETER) TO AID IN THE INSTALLATION OF THE STREET LIGHTING POLES. THE DEVELOPER MUST ALSO SUPPLY THE REQUIRED 5/8" MINUS GRAVEL AT EACH STREET LIGHT LOCATION.
5. IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE LEVELED.
6. DEVELOPER MUST SUPPLY DURABLE LID/COVER AT EACH STREET LIGHT TUBE.

STREET LIGHT NOTES - IN PLAT

Site #	Station Offset	POLE Grid #	POLE IntoLight Tag #	POLE Type	POLE Mtg Ht.	POLE Arm	HEAD Watts	HEAD Style	TUBE Tube Length	TUBE Tube Diameter	WO NUMBER	BILLING SCH	SOURCE VLTG
SL12		N/A		CONC W/ AMS	15'	N/A	70W	WASHINGTON LED	5'	18"	105080123	51	120/240
SL13		N/A		CONC W/ AMS	15'	N/A	70W	WASHINGTON LED	5'	18"	105080123	51	120/240
SL14		N/A		CONC W/ AMS	15'	N/A	70W	WASHINGTON LED	5'	18"	105080123	51	120/240
SL15		N/A		CONC W/ AMS	15'	N/A	70W	WASHINGTON LED	5'	18"	105080123	51	120/240
SL16		N/A		CONC W/ AMS	15'	N/A	70W	WASHINGTON LED	5'	18"	105080123	51	120/240
SL17		N/A		CONC W/ AMS	15'	N/A	70W	WASHINGTON LED	5'	18"	105080123	51	120/240
SL18		N/A		CONC W/ AMS	15'	N/A	70W	WASHINGTON LED	5'	18"	105080123	51	120/240



STREET LIGHT TUBE DETAIL

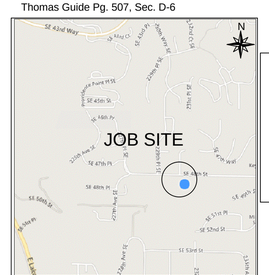
SCALE: NONE

PROJECT PHASE		NOTIF#	ORDER#
PWR	Superior		
	St Light		105080123
	Relocation		
	Removal		
	Temporary		
	Job Order		
GAS	Distribution		
	HP Main		
	HP Svc/MS		
CABLE TV			
PHONE			

Project Manager Contact Information:
Manager: RAWLEY ROBINS
Cell Phone: 206-604-3151
E-Mail:

	Developer		PSE
"Locates Required"	(Yes)	Yes	
	No	(No)	
"Outages Required"	Yes	(No)	
"Flagging Required"	Yes	(No)	

Vicinity Map
Thomas Guide Pg. 507, Sec. D-6



Owner / Developer Contact Info

ATTN: JUSTIN LAGERS N/A office

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

X	NEW BUSINESS			CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT N/A		PERMIT N/A	
3					FUNCTION	CONTACT	PHONE NO	DATE
2					ACCOUNT MGR	Jeremy Michel	425-462-3363	
1	5/20/15	BW	REVISED SL LOC. PER DEV REQ		ENGR - POWER	Bryan Waters	425-736-9109	
REV#		BY	DESCRIPTION		ENGR - GAS			
COUNTY KING		Emer Sect	Gas Wk Ctr	POWER WK CTR 3515	DRAWN BY	B. WATERS	425-736-9109	12/29/15
					CHECKED BY			
1/4 SEC N/A		OP MAP		PLAT MAP	APPROVED BY			
					FOREMAN #1			
U-MAP NO (POWER) 2605E099		OH CKT MAP 265-144	UG CKT MAP N/A	CIRCUIT NO HWD-22	FOREMAN #2			
					MAPPING			

JOINT FACILITIES ARRANGEMENTS				
UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

PUGET SOUND ENERGY
DESIGNED BY: INTOLIGHT

HAWK ESTATES - IN PLAT
STREET LIGHTING ANALYSIS
23121 SE 48TH ST. ISSAQUAH, WA. 98029

INCIDENT	MAOP
Gas Order	Elect Order 105080123
SCALE 1" = 40'	PAGE 1 of 1

105080123